



Chartered Surveyors &  
Commercial Property Consultants

**WORKSHOP**

**TO LET**

**ROWDOWN FARM, UPPER LAMBOURN  
HUNGERFORD, WEST BERKSHIRE, RG17 8NF**

**3,274 SQ FT (304.15 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated in Upper Lambourn. From Lambourn follow the B4000 Ashbury Road. The property can be found on the left hand side signposted Rowdown Farm.

What3words - Access is forever.contracts.host

The unit is only.litigate.flaked

## **DESCRIPTION**

The property comprises a semi-detached steel portal framed workshop building.

The space includes ground floor workshop, WC & kitchen. There are timber stairs to a small timber mezzanine floor.

The property benefits from the following:-

- \*Concrete floor
- \*Large roller shutter door (5.6m wide)
- \* 3 Phase power
- \* Pedestrian door
- \* Eaves height of 5.45m rising clear
- \* Alarm
- \* Strip and Sodium lights
- \* Parking for at least 4 cars plus loading/unloading

## **ACCOMMODATION**

|              | <b>Sq. M.</b> | <b>Sq. Ft.</b> |
|--------------|---------------|----------------|
| Ground Floor | 283.78        | 3,055          |
| Mezzanine    | 20.34         | 219            |
| <b>Total</b> | <b>304.12</b> | <b>3,274</b>   |

## **RATING ASSESSMENT**

The property is not currently rated for business rates

## **SERVICE CHARGE**

A service charge will be levied for communal items to include security gate, lighting and cameras.

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## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 104.

## **PROPOSAL**

The property is available on a new agreement the length of which is open to negotiation. The quoting rent is £25,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

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February 2026



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