



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

TO LET

**UNIT 3 BULLERS FARM, BAUGHURST ROAD, BAUGHURST
TADLEY, HAMPSHIRE, RG26 5LL**

708 SQ FT (65.75 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 on Baughurst Road, Baughurt. Baughurst offers general retail provisions to include Tesco convenience with nearby Taddy offering all services

DESCRIPTION

Unit 3 comprises a steel portal framed building which includes concrete floor, roller shutter door, single phase power, LED lights, water supply, minimum eaves' height of 5m rising clear plus three parking spaces.

The properties have the use of the shared WC facility on site.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	65.75	708

RATING ASSESSMENT

Rateable Value £0

Rates Payable £0

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,000 per annum exclusive. VAT is not applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact: Shane Prater / Tom Price

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May 2026

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