



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICE BUILDING

TO LET / FOR SALE

**QUILL HOUSE, CHARNHAM HOUSE, CHARNHAM LANE
HUNGERFORD, WEST BERKSHIRE, RG17 0EY.**

1,140 - 2,320 SQ FT (105.91 - 215.53 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

Charnham Lane, Hungerford is a mixed use business park situated on the A4.

The property is within easy walking distance of Hungerford Town Centre and mainline railway station.

Planning has been granted on land adjacent for a new Aldi supermarket, construction will commence at the start of 2026.

DESCRIPTION

Quill House is a self-contained office building arranged over ground and first floors.

Each floor provides open plan office space with separate access. Each floor includes air conditioning, suspended ceilings with Category 2 lighting, dado trunking, power and data, carpeting throughout, kitchenette and male and female WCs.

The property benefits from at least ten parking spaces.

If the property is split we understand that electricity and water are separately metered for each whole floor.

The property has potential for conversion to residential subject to planning. Permitted Development is not available.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	105.91	1,140
First Floor	109.62	1,180
Total	215.53	2,320

RATING ASSESSMENT

Ground Floor East

Rateable Value £11,000

Rates Payable £4,752

Ground Floor South

Rateable Value £7,800

Rates Payable £3,369.60

First Floor

Rateable Value £19,250

Rates Payable £8,316

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SERVICE CHARGE

A service charge is levied to cover communal items. The current cost is £tba

ENERGY PERFORMANCE CERTIFICATE

The first floor of the property has an EPC rating of D and a score of 84.

PROPOSAL

The first floor is available to rent. The quoting rent is £12,000 per annum exclusive.

The property is also available to purchase as a whole, guide price £400,000.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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June 2026

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