



Chartered Surveyors &
Commercial Property Consultants

OFFICE / BEAUTY SPACE

TO LET

**UNIT 4 , FREEMANTLE PARK FARM
COTTINGTON HILL, HANNINGTON
TADLEY, HAMPSHIRE, RG26 5UD**

390 SQ FT (36.23 SQ M)



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

www.quintons.co.uk

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

From the A339 at Kingsclere enter the village and take the Overton Road (B3051) in the Village centre by the church. Follow the road for about 3 miles and take the left fork towards Overton. After 300 metres turn left up hill signed to Hannington. After about 2 miles take left turning into Freemantle Park Farm, follow road uphill and the properties can be found on the left hand side.

DESCRIPTION

The office comprises a converted barn, which has been tastefully updated inside to include painted walls, feature beams, laminate flooring and spotlighting.

The property also includes parking, WC, electric heating with superfast broadband.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	36.23	390

RATING ASSESSMENT

Rateable Value £3,300

Rates Payable £1,425.60 (2026/27)

SERVICE CHARGE

Mains electric and water are connected and will be billed according to usage.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 90.

PROPOSAL

The property is available on a new agreement the length of which is open to negotiation. The quoting rent is £6,000 per annum. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Shane Prater

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June 2026

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