

FOR SALE / TO LET



SUPERB AIR CONDITIONED OFFICES
VERY HIGH QUALITY BARN CONVERSION
3,845 SQ FT – 4,875 SQ FT – 5,870 SQ FT*



THE COURTYARD BUSINESS CENTRE
FARMHOUSE MEWS
THATCHAM
RG18 4NW

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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

LOCATION

The property occupies a delightful semi-rural position just off Harts Hill on the immediate north-eastern fringe of Thatcham. In close proximity to The Floral Way (North Thatcham relief road) Roundabout there is easy vehicular access to both Thatcham and Newbury town centres. The A34 and junction 13 of the M4 motorway at Chieveley and junction 12 at Theale are also within easy reach. Local bus services run close by and there are fast mainline railway connections to both London and the West Country available at Thatcham and Newbury.

DESCRIPTION

The Courtyard comprises a group of traditional farm barns which have been substantially reconstructed and converted to provide high quality offices for business use. The development has been designed to enable subdivision into a number of self-contained suites if required, one of which is presently let. The office space is open plan but can easily be partitioned to suit an occupiers specific needs. The barns and boundary walls enclose a landscaped courtyard which incorporates private parking for up to 21 vehicles.

AMENITIES

This high quality property benefits from the following amenities;

- Air-conditioning and heating via state of the art Mitsubishi inverter heat pump system.
- Electric under floor heating within the toilets
- Full access raised flooring
- Category 2 lighting
- Various ceiling finishing including suspended ceilings and open vaulted ceilings with oak frames and beams
- 3 separate toilet suites, disabled toilets and shower facilities
- Fire alarm
- Security alarm
- Covered bicycle and bin store
- 21 on site car parking spaces

ACCOMMODATION

Unit 1:	995 sq ft -	Presently let
Unit 2:	2,445 sq ft	Ground floor
	1,400 sq ft	First floor
Unit 3:	1,030 sq ft -	*

* Presently let but vacant possession can be made available if required

Unit 2 is available for immediate occupation and provides 3,845 sq ft. Unit 3 is presently let but vacant possession can be made available to create in addition to Unit 2 a single unit of 4,875 sq ft. Unit 1 may be available in September 2012 which will increase the total of the entire estate to 5,870 sq ft.

TENANCIES

Unit 1

These offices were let in October 2009 for a term of 5 years expiring September 2014. There is a tenant break in September 2012 subject to not less than 6 months written notice.

Units 3

This office was let in July 2008 for a term of 10 years expiring July 2018. There is a tenant break in July 2013 subject to not less than 6 months written notice.

TERMS

Freehold

The entire property is offered for sale freehold subject to the existing leases. The sale price is £1,500,000 plus VAT.

Leasehold

Alternatively, units 2 and 3 are available to let on a term to be agreed at a rental of £15 per sq ft plus VAT.

RATES

Unit 1

Rateable Value: £14,000.00

Rates Payable: £ 5,964.00 (2011/12)

Unit 2

Rateable Value: £44,750.00

Rates Payable: £20,675.75 (2011/12)

Unit 3

Rateable Value: £14,250.00

Rates Payable: £ 6,070.50 (2011/12)

SERVICE CHARGE

A number of services are provided by the landlord to maintain the high standard set at The Courtyard Business Centre. These services include;

- External repairs to the building
- Maintenance of the air-conditioning
- Fire alarm, intruder alarm & fire extinguishers
- External maintenance to the car park, grass cutting, weeding and all soft landscaping
- Refuse collection including a recycling bin
- External window cleaning

The budgeted charge for 2011/12 is £2.50 plus VAT per sq ft.

LEGAL FEES

Each party to be responsible for their own legal fees.

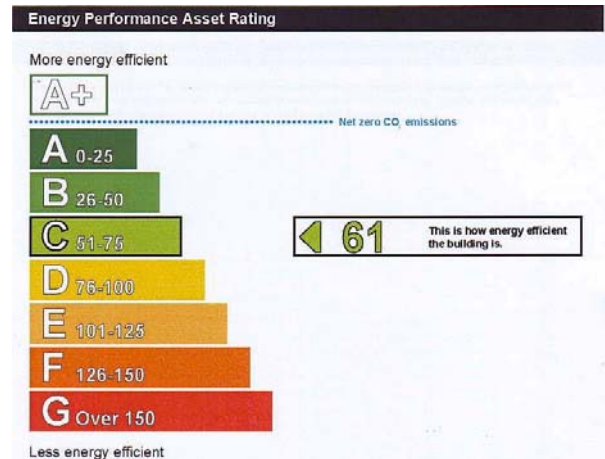
VIEWING

Strictly by prior appointment with sole agents:

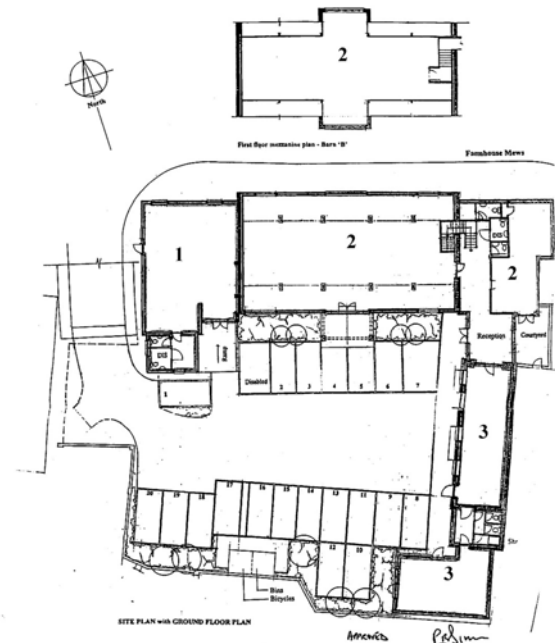


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EPC



A full copy of the EPC Report is available on request



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

JV/msw/TheCourtyard
Subject to Contract
Details prepared October 2011.