

TO LET



SUPERB AIR-CONDITIONED OFFICES

**VERY HIGH QUALITY
BARN CONVERSION**

1,019 SQ FT



**3 THE COURTYARD BUSINESS CENTRE
FARM HOUSE MEWS
THATCHAM
RG18 4NW**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

These attractive offices are located approximately ¾ mile to the north of Thatcham town centre. Situated on Harts Hill Road, just off the north Thatcham relief road, the property is ideally located for easy access to Thatcham town centre and Newbury, which is only 3 miles to the west. The north Thatcham relief road gives direct access to the A4 which links to junction 12 of the M4 motorway just 12 miles to the east.

DESCRIPTION

Unit 3 The Courtyard comprises two adjoining office suites linked with communal toilet and kitchen area. The Courtyard Business Centre is a very high quality office development constructed from former farm buildings which have been refurbished to an exceptional standard. The accommodation provides attractive space featuring exposed timber beams in part but also equipped with the following amenities.

- Air-conditioning for heating and cooling
- Fully carpeted floors
- Category 2 fluorescent lighting
- Male and female WC's
- Shower with under floor heating
- Fire alarm
- ADT intruder alarm
- Communal bike store
- 4 parking spaces

ACCOMMODATION

Suite 1:	457 sq ft
Suite 2:	562 sq ft
Combined Total:	1,019 sq ft

TERMS

The offices are available on a sublease for a term to June 2013 or alternatively a longer lease is available by separate negotiation with the landlord.

RENT

£17,000 per annum.

VAT is charged on the quoted rent and rent is to be paid quarterly in advance.

RENT DEPOSIT

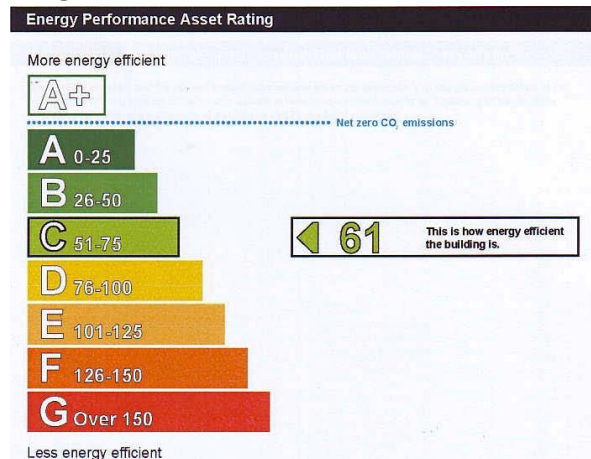
A deposit equivalent to 3 months rent plus VAT will be required from the ingoing tenant to be held for the duration of the lease term.

RATES

Rateable Value: £14,250.00

Rates Payable: £ 6,070.50 (2011/12)

EPC



A full copy of the EPC Report is available on request

SERVICE CHARGE

A service charge will be levied in respect of maintenance of common areas within the building if the suites are let individually. All costs including electricity, insurance, repairs and maintenance etc will be apportioned pro rata between the suites.

There is also a service charge for maintenance of the external ground and further information is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

JV/msw/FarmHsMews
Subject to Contract
Details prepared Jan12.