

TO LET



BUSINESS UNIT / OFFICES

1,105 SQ FT



**1, THE LONG YARD
BAYDON ROAD
SHEFFORD WOODLANDS
NR. NEWBURY
RG17 7EH**

**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

The property is located on the B4000, approximately 1½ miles from Junction 14 of the M4 motorway and 10 minutes' drive from Newbury.

DESCRIPTION

The Long Yard is a courtyard of high quality business units set in landscaped grounds maintained to the highest of standards with security lighting, CCTV and out-of-hours electronic gates.

Unit 1 is an end of terrace unit which provides 1,105 sq ft (measured on a gross internal basis) of good quality accommodation which can be used as offices or research and development. The unit has exceptional insulation standards and presently provides open plan accommodation, but this can be partitioned as required by the ingoing tenant.

Amenities provided with the property include;

- Kitchenette.
- Carpeting.
- Electric storage heating.
- WC facilities.
- UPVC double glazed windows.
- 3 phase electricity.
- Parking.
- Additional confidential meeting rooms are available on site.

SIZE

1,105 sq ft. This has been calculated on a gross internal basis in accordance with the RICS Code of measuring practice (6th Edition).

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be negotiated.

RENT

The rent is open to negotiation and we invite sensible offers that have regard to the length of lease and covenant strength of the tenant. VAT will be charged on the rent agreed.

RENT FREE

A rent free period will be available by negotiating subject to the overall terms of the lease agreement.

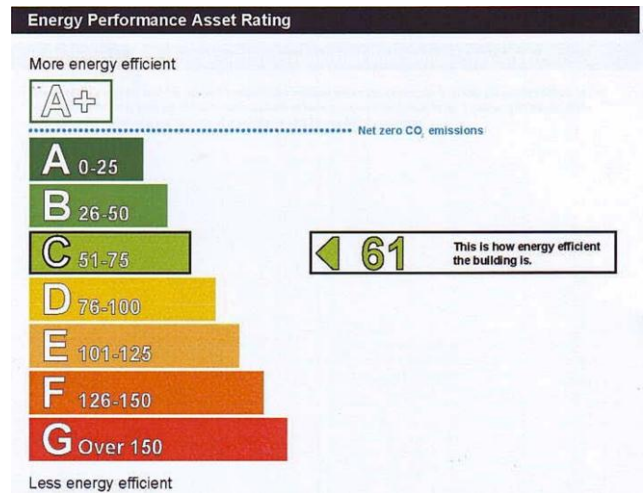
RATES

Rateable Value: £

Rates Payable: £ (2011/2012)

We recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

EPC



Full EPC available on request

SERVICE CHARGE

A service charge is levied by the landlord to cover maintenance of all common areas on site to include landscaping, landlord's lighting and general maintenance. The present service charge is £1.07 per sq ft p.a. plus VAT.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY
(01635) 550211

RICHARDSON COMMERCIAL
(01635) 584188

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/details.1Long Yard JV.
Details prepared January 12.
Subject to Contract