

TO LET



**A DETACHED OFFICE/BUSINESS UNIT IN A STRIKING RURAL
LOCATION**

**2,233 SQ FT
(GROSS INTERNAL AREA)**



**THE OLD GRANARY
8 THE LONG YARD
BAYDON ROAD
SHEFFORD WOODLANDS
NR. NEWBURY
RG17 7EH**

RENT AND SERVICE CHARGE JUST £12.73 PER SQ FT, PER ANNUM, PLUS VAT

**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.

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 and maintained to the highest of standards. Amenities at the site include security lighting, CCTV and out of hours electronic gates.

Unit 8 is a self-contained property which provides very good quality open plan office space. An exceptional amount of insulation has been used in the construction of the property to make it extremely efficient to run and to produce a comfortable working environment. This is complimented by the outstanding views over the surrounding countryside that can be enjoyed from within the building.

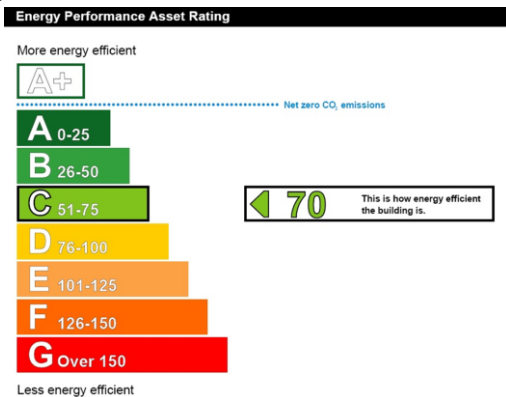
Amenities provided with the property include;

- **Oil fired central heating**
- **Comfort cooling if required**
- **Perimeter skirting trunking for power and data com**
- **UPVC sealed unit double glazed windows**
- **Window security bars**
- **Male and female WC**
- **Tea point**
- **Air circulating fans**
- **Suspended ceiling**
- **Category 2 fluorescent lighting with some LG7 lighting**
- **Carpeting throughout**
- **Security alarm**
- **Fire alarm**
- **Additional confidential meeting rooms are available on site**

CAR PARKING

Unallocated parking is provided in the large on site car park.

EPC



Full EPC report available on request

TENURE

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

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.

RATES

Rateable Value: £16,750.00

Rates Payable: £ 7,135.50 2011/2012

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

SERVICE CHARGE

A service charge is levied by the landlord to cover maintenance of all common areas on site to include landscaping, landlords lighting and general maintenance. The present service charge is approx. £2,800 plus VAT (2012).

INSURANCE

The landlord insures the building and recoups the premium from the tenant which for 2012 will be approx. £350.00.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY
(01635) 550211

Paul Enters
RICHARDSON COMMERCIAL
(01635) 584188