

TO LET



WORKSHOP / WAREHOUSE 5,400 SQ FT



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

100 MG FIBRE OPTIC BROADBAND AVAILABLE ON SITE

**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 Long Yard is located on the B4000, approximately 1½ miles from Junction 14 of the M4 motorway and 10 minutes drive from Newbury. Hungerford is approximately 4 miles to the south west

DESCRIPTION

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

Unit 7 is a modern workshop/warehouse unit constructed around a steel portal frame with insulated profile cladding to the walls and pitched roof. The property provides open plan space with no offices but the tenant can install an office if required together with any partitioning or mezzanine subject to receipt of landlord's consent for tenant's fit out works. The property is fitted with two loading doors and two WC's and benefits from the following amenities;

- 10ft minimum eaves on one side of the warehouse & 14ft 9ins on the other side
- 3 phase power
- 2 oil fired blower heaters
- Fluorescent lighting
- 2 up and over loading doors each 14 ft wide x 14 ft high
- Double skin translucent light panels
- Fire alarm
- 2 x WCs

PARKING

In front of the property is a large tarmac yard providing parking for at least 5 cars.

TENURE

Unit 7 is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£38,000 plus VAT, per annum, exclusive of all other outgoings (£7.03 per sq ft).

RATES

The property is presently assessed as two separate units as follows;

Unit 7

Rateable Value: £10,750

Unit 7a

Rateable Value: £7,800

Under the present regulations any occupier of each unit would benefit from paying no business rates if this is their only commercial premises.

EPC

The Energy Performance Certificate Rating is E-78. A full copy of the EPC is 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, landlords lighting and general maintenance. In addition the service charge covers external maintenance of the premises. The budgeted service charge for 2019 is £1.25 per sq ft, plus VAT.

VIEWING

Strictly by prior appointment with joint agents;



(01635) 550211

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.commericalleascodeew.co.uk

JV/msw/details/Unit7 The Long Yard
Subject to contract_January 2019