

TO LET



BUSINESS UNIT

400 SQ FT



**UNIT 6 FRONDS PARK
FROUDS LANE
NR WOOLHAMPTON
BERKSHIRE
RG7 4LH**

**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

Fronds Park is a small development of former farm buildings which has been converted to provide extremely good quality office and workshop accommodation. It is located off Frouds Lane, just off the A4 to the east of Woolhampton. The site is approximately 6 miles from Newbury and approximately 7 miles from junction 12 of the M4 motorway.

DESCRIPTION

Unit 6 is a mid terrace unit which provides 1 large open plan office/workshop with double loading doors. It is equipped with 1 WC and a separate personnel entrance door and is suitable for use either as an office or as a workshop or warehouse.

The accommodation is equipped with the following amenities;

- Fluorescent lights
- Wall mounted electric heaters
- New UPVC glazed loading door and separate personnel entrance door (these items will be installed prior to occupation by the tenant)
- Exposed roof beams

ACCOMMODATION

The unit provides a gross internal area of 400 sq ft. This has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

CAR PARKING

2 parking spaces are provided with scope for additional overflow spaces elsewhere on site if required.

TERMS

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

RENT

£6,600 per annum, inclusive of all other outgoings. VAT is not charged on the rent.

RATES

Rateable value	£2,950
Rates payable	£1,416 (2019/20)

If this property is the tenants only commercial premises they may be eligible for Small Business Rate Relief which will reduce the rates payable figure to zero.

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

SERVICE CHARGE

There is no contribution required towards upkeep of the common parts or exterior of the property as this is a cost absorbed by the landlord. There will also be no charge for water rates as the site is serviced via a private bore hole and private sewage system and the maintenance costs are not passed on to the tenant.

DEPOSIT

All tenants will be required to lodge a 3 month rent deposit with the landlord to be held for the duration of the lease term.

EPC

As this property comprises less than 50 sq m we are advised that an Energy Performance Certificate is not required.

VIEWING

Strictly by prior appointment with sole agents.

DEAL VARNEY
(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.commercialleasecodeew.co.uk

JV/msw/6 Fronds Park
Subject to Contract
Details prepared February 2019