

TO LET



WORKSHOP / WAREHOUSE WITH FIRST FLOOR OFFICES

1,900 SQ FT



**THE COACH HOUSE
HOLT LODGE FARM
KINTBURY
HUNGERFORD
RG17 9SX**

**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 Coach House is located on a farm in an attractive rural setting on the outskirts of Kintbury approximately 4 miles to the west of Newbury.

DESCRIPTION

This is a two storey property which provides ground floor workshop/warehouse accommodation with offices across the entire first floor. The workshop has two roller shutter doors which provide access to an open plan space, which is ideally suited for storage or light production purposes. Above the workshop is an open plan office which runs for the entire length of the property which benefits from good levels of natural light via Velux windows.

A WC, which is shared with other tenants, is adjacent to the property.



Amenities provided include the following;

Warehouse

- 2 x roller shutter doors, each 3 metres high
- 2 phase electricity

Offices

- Wall mounted electric heaters
- Laminate floor
- LED lighting
- Superfast fibre optic broadband is provided on site.

ACCOMMODATION

Ground floor: 1,200 sq ft
First floor: 700 sq ft
Total: 1,900 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.



TERMS

The accommodation is offered to let on a new internal repairing and insuring lease for a term to be agreed, subject to a minimum 3 year period.

RENT

£12,950 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £9,600
Rates Payable: £4,608 (2019/20)

Subject to the status of the tenant it is highly likely they will be entitled to 100% reduction in rates if this is their only commercial property and we recommend that all interested parties make further enquiries with West Berkshire District Council.

EPC

The Energy Performance Certificate rating is E-111. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY
(01635) 550211

OR

BRUNSDEN ASSOCIATES
(01635) 255501

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_TheCoachHs
Subject to Contract
Details prepared July 2019