

TO LET



**OFFICE WITH ANCILLARY STORAGE / WORKSHOP SPACE
& MEZZANINE**

1,534 SQ FT



**UNIT 1
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
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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. In addition there is a large tarmac communal car park area which is floodlit at night and all units have access to 100mg fibre optic broadband which is charged separately. All of the units are insulated to an exceptionally high standard to provide a comfortable working environment which is complimented by the outstanding views over the surrounding countryside.

ACCOMMODATION

Ground floor office:	559 sq ft
Storage/workshop:	546 sq ft
Mezzanine:	<u>429 sq ft</u>
Total Area:	1,534 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

AMENITIES:

- Carpeted office
- Category 2 fluorescent lighting
- Wall mounted electric heaters
- Double glazed windows
- Security alarm
- WC
- Tea point
- Double loading doors to workshop/store
- Perimeter trunking for power and data cabling

CAR PARKING

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

TENURE

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

RENT

£13,200 plus VAT, per annum (£8.60 per sq ft).

RATES

Rateable Value: £11,000

Rates Payable: £ 5,401 (2019/2020)

If this is the tenant's only commercial premises they should qualify for Small Business Rate Relief which will reduce the Rates Payable figure by 100% and therefore pay no rates.

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure 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. In addition the service charge covers external maintenance of the premises. The present service charge for 2019 is £1.00 per sq ft, plus VAT.

EPC

Energy Performance Certificate rating for Unit 1 The Long Yard, D-88

VIEWING

Strictly by prior appointment with sole 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.commericalleasecodeew.co.uk

JV/msw/1TheLongYard
Subject to Contract
Details prepared October 2019