

TO LET



WAREHOUSE / WORKSHOP

1,245 SQ FT
(GROSS INTERNAL AREA)



UNIT 7A
THE LONG YARD
ERMIN STREET
SHEFFORD WOODLANDS
NR. NEWBURY
RG17 7EH

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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 property is located on the B4000 approximately 6 miles to the northwest of Newbury. Junction 14 of the M4 motorway is 1½ miles from the property.

DESCRIPTION

The Long Yard is a courtyard of high-quality business units set in landscaped grounds maintained to the highest of standards with security lighting, CCTV and out-of-hours electronic gates. Unit 7A provides a gross internal floor area of 1,245 sq ft, has exceptional insulation standards and provides clear span accommodation.

Planning consent is for B1 and B8 use although it can be used as office accommodation if required. The incoming tenant will be responsible for fitting the property to office specification if needed.

The floor will support a mezzanine which may be added, subject to receipt of planning consent.

The property has the benefit of the following amenities:

- Power-floated concrete floor
- Oil-fired space heating
- Disabled WC
- Roller shutter loading door (14ft 5ins high x 14ft 6ins wide)
- Minimum eaves height 12ft 6ins, maximum apex height 22ft
- 3 phase electricity supply
- CCTV scanned exterior and security lighting
- Tea point with stainless steel sink and cupboard

The property has a gross internal floor area of 1,245 sq ft measured in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

In addition to the car parking spaces in front of the property there are 60 communal spaces on site.

Further information on The Long Yard can be obtained at <http://www.longyardestate.co.uk/>

TERMS

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

RENT

£9,337 plus VAT, per annum. Rent is to be paid quarterly in advance and is subject to VAT.

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. The present service charge is £1 per sq ft per annum, plus VAT.

RATES

Rateable Value: £7,800.00

Rates Payable: £3,923.40 p.a. (2020/2021)

A rateable value of £12,000 or less will entitle an occupier to 100% rates relief if this is their sole commercial building. We strongly recommend that all interested parties make further enquiries with West Berkshire District Council to ensure that they qualify for this discount.

LEGAL FEES

Each party to be responsible for their own legal costs.

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.commercialleasecodeew.co.uk