

TO LET



OFFICE / PRODUCTION SPACE WITH STORAGE

1,696 SQ FT GIA



**UNIT 8
FRILSHAM HOME FARM
YATTENDON
BERKSHIRE
RG18 0XT**

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 property is situated within the Yattendon Estate in West Berkshire. Frilsham Home Farm is located on the southern edge of the charming village of Yattendon, with its excellent facilities including the Village Stores and Post Office, The Pantry Café and the famous Royal Oak Hotel, pub and restaurant.

Yattendon is ideally situated midway between junctions 12 (Theale) and 13 (Newbury) of the M4 with good links to the north and south via the A34. Pangbourne and Theale train stations are equidistant and offer direct rail services to London Paddington.

DESCRIPTION

The property was converted from former farm buildings and has been refurbished to a very high standard. Internally it is arranged to provide 3 office areas with a small store plus 2 WCs and a kitchen. The accommodation can be used for office purposes or light production/storage. Amenities provided within the office include;

- Electric wall mounted heaters
- Waist height trunking for power and data
- Carpeting throughout the offices
- LED lighting
- UPVC double glazing and doors with some single glazing in part
- 2 WCs
- Tea point with worksurface and storage cupboards
- Gigaclear high speed fibre broadband
- Security alarm

ACCOMMODATION

Office 1:	675 sq ft
Office 2:	318 sq ft
Office 3:	443 sq ft
Reception:	118 sq ft
Kitchen:	107 sq ft
Storage:	<u>35 sq ft</u>

Total: 1,696 sq ft

CAR PARKING

3 parking spaces are allocated but additional spaces are available on site.



TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed with preference for a 5 year minimum lease.

RENT

£24,500 per annum, exclusive of all other outgoings. VAT is not charged on the rent.

RATES

Rateable Value: £17,000 (2023)
Rates Payable: £8,483 (2023/24)

If this is the occupiers only commercial property they should benefit from 100% Small Business Rate Relief and pay no rates.

All interested parties should make their own enquiries with West Berkshire District Council to ensure this information is correct.

ENERGY PERFORMANCE CERTIFICATE

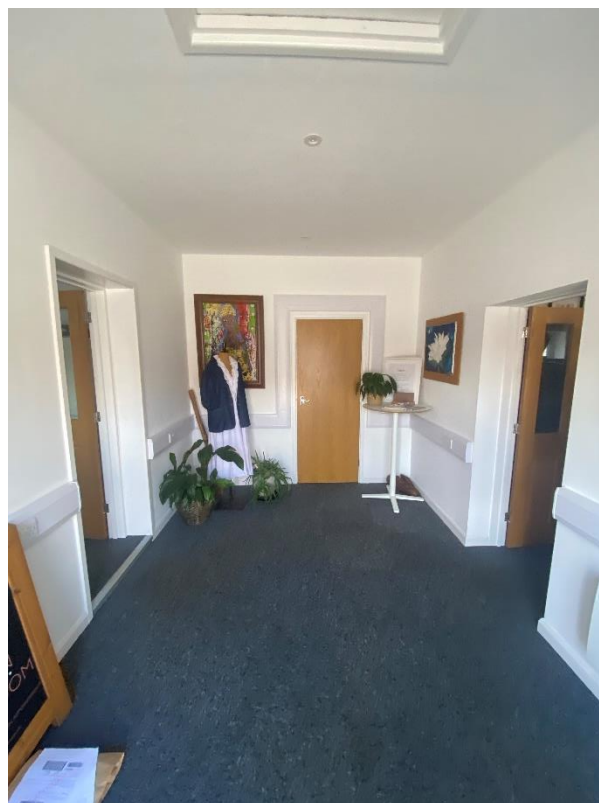
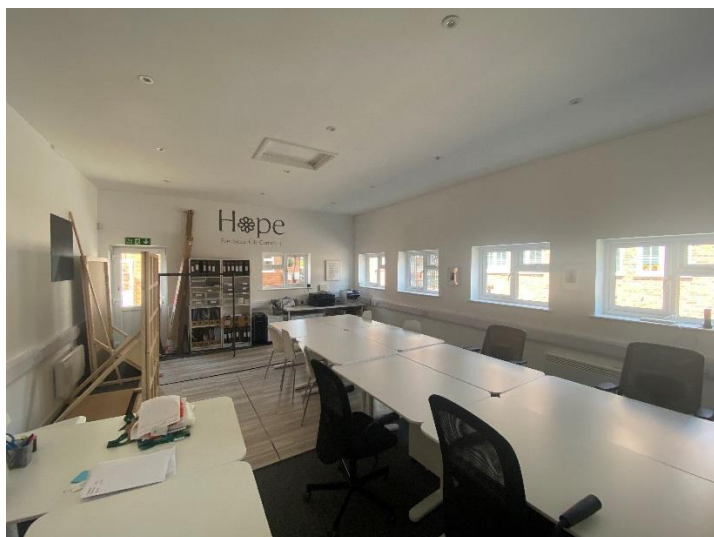
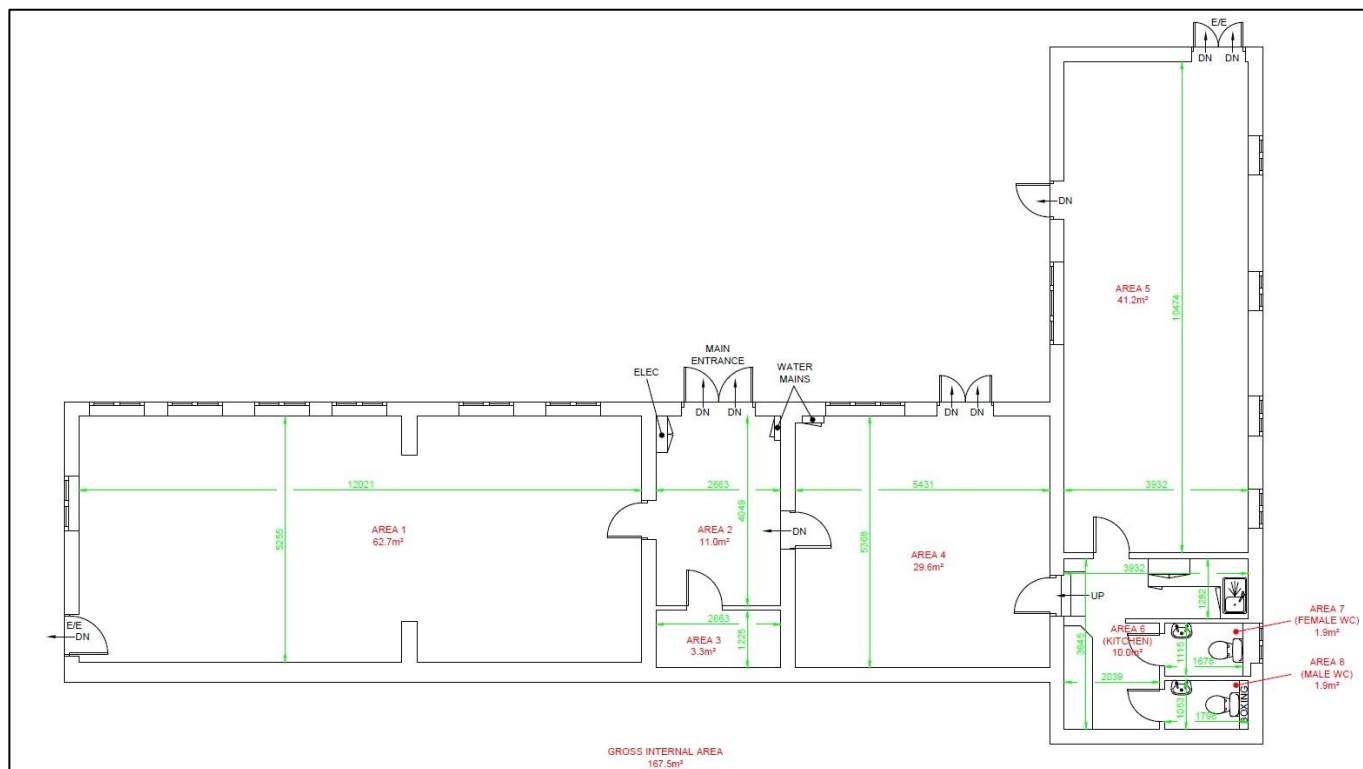
The EPC rating is E-111. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

JV/msw/8FrilshamHomeFarm
Subject to Contract
Details prepared July 2023



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