

TO LET



OFFICE WITH STORAGE / PRODUCTION SPACE

911 SQ FT (84.65 SQ M)



**UNIT 12
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.

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 office was converted from former farm buildings and has been refurbished to a very high standard, including the replacement of all doors and windows. The building is of single store design and is of weatherboard construction under a pitch tiled roof.

- Enviaible location in attractive rural setting
- High quality converted farm buildings
- Superfast fibre broadband available
- Ample car parking
- Separate WCs
- Double door loading
- New UPVC double glazed windows

ACCOMMODATION

Main Office: 7.04m x 2.58m
Office Space: 4.57m x 2.58m
Meeting Room: 5.45m x 4.62m
Store 1: 4.62m x 3.01m
Store 2: 3.30m x 1.82m

Total area: 911 sq ft / 84.65 sq m



TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£11,000 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £5,900.00

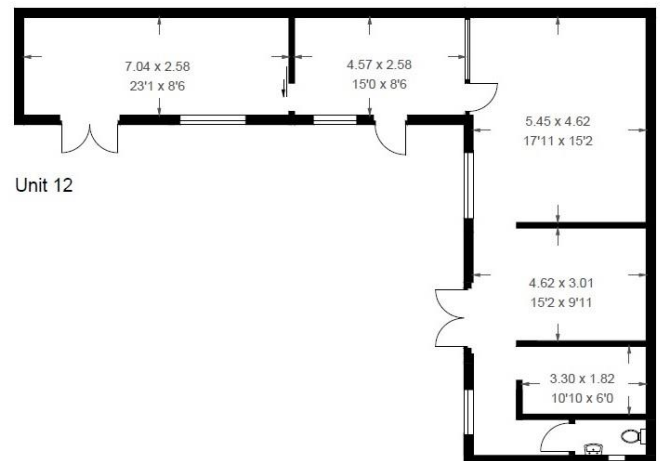
Rates Payable: £2,944.10 (2022/23)

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.

EPC

An EPC has been commissioned and will be available on request shortly.



VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

JV/msw/12FrilshamHomeFarm
Subject to Contract
Details prepared May 2022