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# To Let - Office



The Tithe Barn, Parfitts Farm, Eversley Cross RG27 0NT  
961 - 2,011 sq ft (89.28 - 186.82 sq m)

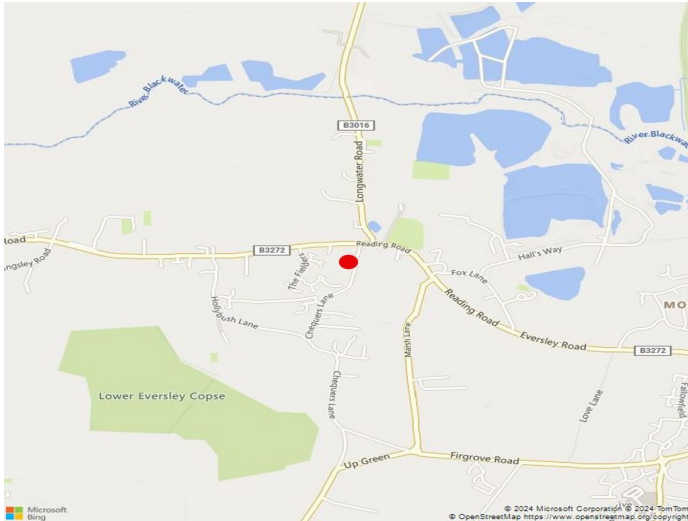
£45,550 per annum

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## SIMMONS & SONS

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## Location



The property is situated off the B3272 Eversley Cross and is well located with Wokingham 7 miles north, Camberley is 6 miles east and Basingstoke 14 miles south-west. Junction 4 of the M3 is just a 15 minute drive away.

## Description

The Tithe Barn comprises ground and first floor quality offices available as a whole or in part - with ample car parking. There is a lovely open plan kitchen area and separate meeting rooms. Fibre internet speeds are 1,000mb upload and download.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	961	89.28
First Floor	1,050	97.54
<b>Total Area</b>	<b>2,011</b>	<b>186.82</b>

## EPC

EPC E

## VAT

VAT is not charged on rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

A new 6 year lease with a 3 year break option.

## Business Rates

Interested parties should make their own enquiries.

Ground Floor Rateable Value £12,750.

First Floor Rateable Value £13,000.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

## Code for Leasing Business Premises

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 associations or through the website: [RICS](https://www.rics.org/uk/for-you/your-business/leasing/)

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