

**OFFICE 6 & 7
THE PENFOLD BUSINESS CENTRE
WESTFIELD
EAST GARSTON
RG17 7HD**



GROUND FLOOR OFFICE/BUSINESS SUITES IN DELIGHTFUL LOCATION

AVAILABLE AS 1 OR 2 SUITES

APPROXIMATELY 430 SQ FT (40 SQM) – 1,090 SQ FT (101 SQM)

TO LET ON A NEW LEASE

- **RECENTLY REFURBISHED**
- **OWN WC & TEA POINT**
- **HEATING**
- **RURAL VIEWS**
- **MODERN LIGHTING**
- **EXCELLENT PARKING**
- **GENERALLY INCLUSIVE TERMS**
- **FROM 12 MONTHS**
- **AVAILABLE NOW IF REQUIRED**
- **OFFICE 7- UNDER OFFER**

LOCATION

East Garston is a picturesque village approximately 6 miles north of Hungerford and in the Lambourn valley, famous for its racehorse training, and in beautiful countryside. It is conveniently located for the M4 (Junction 14) around 4 miles away. Rail links to London and the West Country are also found in Hungerford. Local facilities in East Garston include village stores, pubs and restaurants. A rural but easily accessible location. From Great Shefford you go along the Lambourn Road and Westfield will be found on the left hand side, just past the signs for East Garston (to the right), and past the Queens public house.

THE PROPERTY

A modern barn style detached office building of which this is a ground floor suite with own access.

PROPOSAL

A new lease/licence for a term to be agreed but at least 12 months.

LICENCE FEE

OFFICE 6 – 660 sq ft - £1,144 pcm plus VAT – Deposit required

OFFICE 7 – 430 sq ft - £742 pcm plus VAT – Deposit required – **UNDER OFFER**

NB. This includes reasonable electricity, business rates and site service charge but NOT heating which is billed separately.

VIEWING

Strictly by appointment with the agent Brunsdon Associates

www.brunsdon.com 01635 255501 mail@brunsdon.com

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, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.

