

**UNIT 4
ASHFIELDS FARM
PRIORS COURT ROAD
HERMITAGE
RG18 9XY**



**ATTRACTIVE BARN CONVERSION OFFICES
TO LET**

**SUPERBLY LOCATED CLOSE TO JUNCTION 13
OF THE M4**

AVAILABLE DUE TO RELOCATION

APPROXIMATELY 1,683 SQ FT

LOCATION

Priors Court Farm is located to the north of Newbury at Junction 13 of the M4 motorway. Situated almost mid-way between Hermitage and Chieveley this is a very attractive location that provides quick and easy access to Newbury, just 4 miles to the south and almost immediate access to the M4 motorway at Junction 13 and the A34.

DESCRIPTION

Unit 4 forms the ground floor part of a freestanding two storey building and provides open plan office accommodation. The accommodation comprises 5 office areas including meeting room plus a large well fitted kitchen and two WC's and a shower unit.

Amenities provided with the property include:

- Excellent superfast broadband available (subject to terms)
- Electric wall mounted heaters
- Category 2 lighting
- Carpeting
- Double glazed windows
- 2 WC's & Tea Room
- Shower unit
- Good parking on site

ACCOMMODATION

Offices:	1,481 sq ft
Kitchen:	202 sq ft
Total:	1,683 sq ft

This area has been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARK

There is a large communal car park on site.

TERMS

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

RENT

£19,000 per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance plus VAT.

RENT DEPOSIT

Subject to the covenant strength of the incoming tenant and receipt of satisfactory accounts and references the landlord reserves the right to request a minimum deposit of 3 months rent plus VAT.

RATES

West Berkshire Council advise a current Rateable Value of £10,750 and payable (2017/18) of £4,975. Small business relief may apply.

We strongly recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate and the budgeted figure payable in respect of Unit 2 for 2016 is 30p per sq ft, per annum, plus VAT.

EPC

The Energy Performance Certificate rating is E-102. A copy is available on request.

VIEWING

By strict appointment please with Joint Agents **Brunsdon Associates and Deal Varney**
01635 255501 property@brunsden.com www.brunsdon.com

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