

**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
<b>Total:</b>	<b>1,683 sq ft</b>

This area has been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> 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](http://www.brunsdon.com)

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