



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**8, THE LONG YARD, ERMIN STREET
SHEFFORD WOODLANDS, HUNGERFORD
WEST BERKSHIRE, RG17 7EH**

2,234 SQ FT (207.54 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The Long Yard is located on the B4000, approximately 1½ miles from Junction 14 of the M4 motorway and 10 minutes drive from Newbury. Hungerford is approximately 4 miles to the south west.

DESCRIPTION

The Long Yard is a courtyard of high quality business units set in landscaped grounds and maintained to the highest of standards. Amenities on site include security lighting, CCTV and out of hours electronic gates. In addition there is a large tarmac communal car park area which is floodlit at night and all units have access to 500mg fibre optic broadband which is charged separately. All of the units are insulated to an exceptionally high standard to provide a comfortable working environment which is complimented by the outstanding views over the surrounding countryside.

AMENITIES:

- Carpeted office
- LED lights
- Air cooling
- Double glazed windows
- Security alarm
- WC x2
- Kitchen
- Oil central heating
- Perimeter trunking for power and data cabling
- Unallocated parking is provided in the large on site car park.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	207.54	2,234

RATING ASSESSMENT

Rateable Value £24,750 Rates Payable £12,350.25

SERVICE CHARGE

A service charge is levied by the landlord to cover maintenance of all common areas on site to include landscaping, landlords lighting and general maintenance. In addition the service charge covers external maintenance of the premises. The present service charge for 2024 is £2,232.96 per annum, plus VAT.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 52.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £20,100 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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March 2024



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