



Chartered Surveyors &
Commercial Property Consultants

SELF CONTAINED OFFICES

TO LET

**FIRST FLOOR, UNIT E, FRONDS PARK
FROUDS LANE, ALDERMASTON
WEST BERKSHIRE, RG7 4LH**

646 SQ FT (60.01 SQ M)



INCLUDES 6 PARKING SPACES

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

Fronds Park is a small development of modern purpose built offices located off Frouds Lane, just off the A4 to the east of Woolhampton. The property is approximately 6 miles from Newbury and 5 miles from Junction 12 of the M4 Motorway junction 12.

DESCRIPTION

The office occupies a self contained first floor space within Unit E Fronds Park.

The space is mainly open plan but with a separate office /meeting room.

The space includes:-

- * LED Lighting
- * Air conditioning
- * Carpets
- * Parking for 6 Cars
- * Kitchen area
- * WC
- * Skirting trunking for power & data
- * Gigaclear fibre connection
- * UPVC Doors & Windows

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	60.01	646

RATING ASSESSMENT

Rateable Value £7,900

Rates Payable £3,942.10

For those that qualify for Small Business Rates Relief not rates will be payable.

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £200

ENERGY PERFORMANCE CERTIFICATE

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

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PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £11,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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July 2024



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