

MODERN SELF-CONTAINED OFFICES TO LET



928Sq.Ft. (86.19Sq.M.) approx N.I.A.

Brightred House

The Broadway

Farnham Common

SL2 3PQ

**SUITABLE FOR A RANGE OF USES SUCH AS LEISURE,
OFFICE AND MEDICAL USES (S.T.P.)**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location & Description

The property is accessed via an archway neighbouring Sainsbury's Local on the busy shopping parade, in the centre of Farnham Common, close to public car parks.

Farnham Common is situated on the A355 and is a popular commuter village, located to the south of Slough and with Beaconsfield to the north. The M40(J2) and M4(J6) are less than 15 minutes' drive from the property.

The property is situated on ground floor level, benefits from private entrance and provides for self-contained open-plan accommodation.

The accommodation would suite office use or, potentially, gym and medical type uses (S.T.P.).

Accommodation

	Sq.ft.	Sq.m.
Open-Plan Office	817	75.92
Kitchen	111	10.27
WC's	66	6.11

All measurements and areas are approximate N.I.A.

Terms

Rental £19,500 per annum exclusive

The above rent is exclusive of business rates, service charges, insurance and utilities, and subject to VAT.

The property is offered on a new lease, direct from the landlord, for a minimum term of 3 years, to be agreed by negotiation.

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £12,500

Qualifying tenants may benefit from Small Business Rate Relief.

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The Landlords reserve the right to charge VAT at the standard rate.

Amenities

- Well located premises next to Sainsbury's in the centre of the village.
- Suitable for a variety of uses including retail, leisure, offices or medical within Class E. Other uses may also be suitable, subject to planning permission.
- Next to public car parking.
- Open plan accommodation.
- To be redecorated and newly carpeted throughout.

Energy Performance Rating

To be assessed following works.

Viewing and further information

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