

# Commercial Unit To Let

## Church Farm

Woodcote – RG8 0QX

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square background.

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# COMMERCIAL UNIT TO LET

Unit A, Church Farm, Woodcote RG8 0QX

ASKING RENT £12,000 PA per unit (excl)

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## Summary:

- An opportunity to lease this 800 sq ft commercial unit on an FRI basis.
- Located at Church Farm, Woodcote, close to the A4074.
- Electric Roller shutter doors, partially insulated, W/C and admin/office space.
- Not elected for VAT.

**We are instructed to offer the building by way of a new full lease for a term to be agreed.**

**Asking rent of £12,000 pa (excl)**

# Unit A, Church Farm, Woodcote RG8 0QX

## ASKING RENT £12,000 PA

### Location:

The unit is located at Church Farm, Woodcote, close to the A4074.

### Description:

Church Farm is a popular local business estate consisting of a selection of commercial and storage units.

The unit benefits from electric roller shutter door, internal W/C and is partially insulated. There is an internal office/admin space that can also be included.

Water and electric is sub-metered.

### Areas:

**Unit A 74.32 sqm. (800 sq ft).**

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### VAT:

Not elected for VAT.

### EPC:

N/A

### Insurance:

Building insurance is recoverable from the tenant. Currently c.£65 per year.

### Term:

The units are being offered by way of new full repairing and insuring lease. For a term to be agreed.

### Asking rent of £12,000pa

(exclusive of Business Rates, Insurance and Service Charge).

### Service Charge:

The landlord reserves the right to recover the cost of the upkeep of the Estate.

### Business Rates:

The tenant is responsible for the business rates relating to the unit.

### Further Information:

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