

THE STUDIO
UNIT 2
DENFORD MANOR
LOWER DENFORD
HUNGERFORD
RG17 0UN



TO LET

Single storey character offices with parking
Approximately 591 sq ft

- On site parking for up to 3 cars
- Convenient location just off A4 and handy for Hungerford town
- Oil fired radiator central heating (shared system)
- Staff room

PROPERTY

Part of a small complex of nicely converted former barns and outbuildings. "The Studio" comprises a largely self contained ground floor space overlooking open fields to the side.

The property will have a light refurbishment prior to your occupation.

LOCATION

Lower Denford is a hamlet set between the A4 Bath Road and the Kennet and Avon Canal just a few minutes from Hungerford town centre with easy access to J14 of the M4 or back to Newbury (A34/A4/M4 J13).

PROPOSAL

A new lease for least 3 Years with general terms to be agreed.

RENT

£8,950 PAX

VAT

Chargeable on rent and service charge.

BUSINESS RATES

Please make your own enquiries but we are advised that the current **Rateable Value is: £5,100** with **Rates Payable of: £2,448** (2018-19). Small Business Rates may apply.

SERVICE CHARGE

Approximately £200 per annum (plus VAT) to cover boiler maintenance, water, sewerage and drive maintenance.

BUILDINGS INSURANCE

Approximately £240 per annum.

EPC

Ordered – To Follow

VIEWING

By strict appointment please with the vendors Sole Agents **Brunsdon Associates**

01635 255501

mail@brunsden.com

www.brunsdon.com

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



EPC TO FOLLOW