

**UNIT 2  
ASHFIELDS FARM  
PRIORS COURT ROAD  
HERMITAGE  
RG18 9XY**



**BARN CONVERSION OFFICES – TO LET  
(Might Split)**

**SUPERBLY LOCATED CLOSE TO JUNCTION 13  
OF THE M4**

**APPROXIMATELY 1,959 SQ FT**

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## LOCATION

Priors Court Farm is located to the north of Newbury at Junction 13 of the M4 motorway. Situated almost mid-way between Hermitage and Chieveley this is a very attractive location that provides quick and easy access to Newbury, just 4 miles to the south and almost immediate access to the M4 motorway at Junction 13 and the A34.

## DESCRIPTION

Unit 2 forms part of a courtyard of former farm buildings which have been converted to provide good quality office accommodation around a central car parking area. Unit 2 is a single storey building and provide a predominantly open plan accommodation which has the ability to be partitioned into smaller rooms if required by the ingoing tenant. The property has two WC facilities and provision for a kitchen.

Amenities provided with the property include:

- Excellent superfast broadband available (subject to terms)
- Suspended ceiling
- Recessed Category 2 fluorescent lighting
- Electric wall mounted heaters
- Double glazed windows
- Carpeting
- Male & female WC's
- Kitchen
- Fire alarm
- 3 phased power

## ACCOMMODATION

Offices: 1,959 sq ft

This area has been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## CAR PARK

There is a large communal car park to the front of the property.

## TERMS

The building is available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£22,600 per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

## RENT DEPOSIT

Subject to the covenant strength of the ingoing tenant and receipt of satisfactory accounts and references the landlord reserves the right to request a minimum deposit of 3 months rent plus VAT.

## RATES

Rateable Value: £10,750  
Rates Payable: £4,945 per annum (2017/2018)

As the property has a rateable value of below £12,000 the occupier may be eligible for Small Business Rate Relief if this is their sole commercial building.

We strongly recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate and the budgeted figure payable in respect of Unit 2 for 2016 is 30p per sq ft, per annum, plus VAT.

## EPC

The Energy Performance Certificate rating is E-103.

## VIEWING

By strict appointment please with Joint Agents **Brunsdon Associates and Deal Varney**  
01635 255501      property@brunsden.com      [www.brunsdon.com](http://www.brunsdon.com)

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