



Unit 8 Frilsham Home Farm Yattendon, Berkshire, RG18 0XT

Key Features:

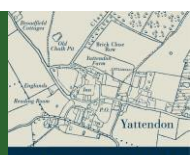
- 1,199 sq.ft of office space
- 3/4s of a converted farm building
- Envidable location in attractive rural setting
- Superfast Broadband
- Waist height trunking for power and data
- Carpet flooring
- LED lighting
- All windows and doors are UPVC with majority double glazed
- Security alarm
- Ample car parking
- Shared Kitchen

Description:

This office unit is part of a complex of converted farm buildings and has been refurbished to a very high standard. The building is of single storey design and is of brick construction under a pitch tiled roof. The gross internal area (GIA) is 1,119 sq.ft with a shared kitchen and toilet. There are 2 allocated parking spaces but more can be arranged.

Yattendon Estates Ltd, The Estate Office, Yattendon, Berkshire, RG18 0UY

Telephone 01635 203901 enquiries@yattendon.co.uk www.yattendon.co.uk



Accommodation:

Previously used as a reception area and 2 offices although numerous access doors means it is flexible enough for a variety of uses. Kitchen area with space for fridge and dishwasher. 2 separate W/Cs

Terms:

Available by way of a new Full Repairing and Insuring lease for a term to be agreed but 5 years minimum preferable.

Rent:

£16,500 per annum exclusive of all other outgoings. There is no service charge for this property.

Rates:

The Rateable Value: £17,000

Rates Payable 2023/24: £8,483

All interested parties should make their own enquiries with West Berkshire Council to verify these figures

EPC:

EPC rating E-111. A full copy of the certificate is available on request

Legal Costs/VAT:

- Each party is to pay their own legal costs
- VAT is not payable on these premises
- Local Authority – West Berkshire Council 01635 42400

Location:

The property is situated within the Yattendon Estate in West Berkshire. Frilsham Home Farm is located on the southern edge of the charming village of Yattendon and has a strong business community with opportunities for networking with other business tenants. Yattendon is a walkable distance and includes a Village Stores and Post Office, The Pantry coffee shop and the famous Royal Oak hotel, restaurant and pub.

Yattendon is ideally situated midway between junctions 12 (Theale) and 13 (Newbury) of the M4 with good links to the North and South via the A34. Pangbourne and Theale train stations are equidistant and offer direct rail services to London Paddington.



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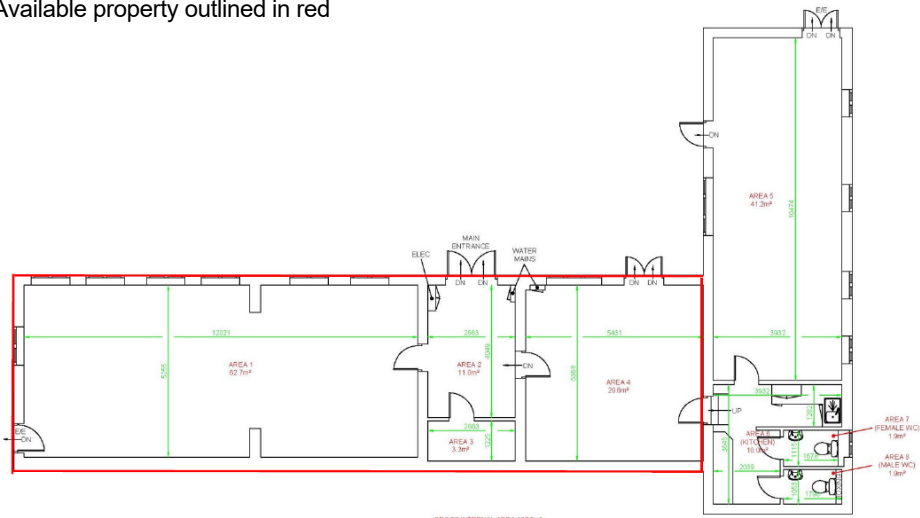
YATTENDON ESTATE
RESPONSIBLE ENGLISH FARMING - SINCE 1853

OFFICE UNIT WITH STORAGE SPACE

TO LET

Floorplan:

Available property outlined in red



Details prepared February 2024. Subject to Contract

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