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# For Sale - Industrial/Rural/Office



Workshops, Offices & Yard at Skates Farm, Skates Lane, Tadley RG26 3AB  
8,002 sq ft (743.39 sq m) £2,000,000 In excess of

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Skates Farm is situated just off the main A340 Reading to Burghfield road.

## Description

Skates Farm is a commercial site on located off the Reading to Burghfield Road, off a private driveway. The site comprises a steel frame vehicle workshop with 4 loading doors and a mezzanine, a 2 storey steel frame storage building with offices, WCs, staff room and work space and a separate open plan office building with kitchen, further WCs mezzanine and loading door.

The site benefits from 3 phase power, CCTV, security lighting, a vehicle wash bay and 2 gated entrances.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Vehicle Workshop	3,007	279.35
Workshop Mezzanine	763	70.88
2 Storey Storage Building	2,145	199.27
Office	1,882	174.84
Office Mezzanine	205	19.04
<b>Total Area</b>	<b>8,002</b>	<b>743.39</b>

## EPC

The EPC rating for this property is to be confirmed.

## VAT

VAT is payable in respect of this property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

In excess of £2 million.

## Business Rates

Rateable Value : £51,500

Interested parties should make their own enquiries directly with Basingstoke & Deane Borough Council.

## Contact

Strictly by appointment with Joint Marketing Agents:

John Jackson

Simmons & Sons Henley-on-Thames office

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## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

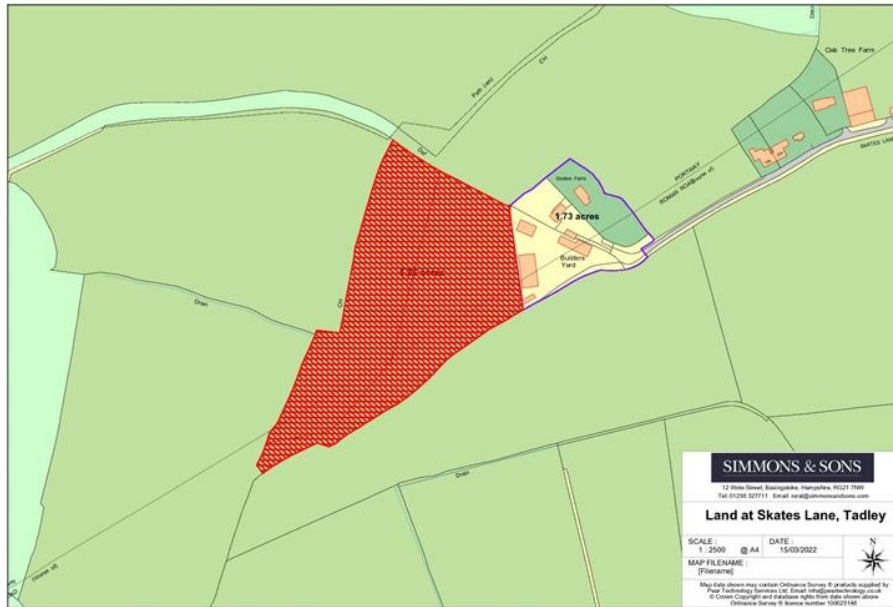
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