



First Floor Office in Bagshot

5 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

TO LET

623 sq ft

(57.88 sq m)

- First floor, open plan office suite
- Generous Parking Ratio
- Perimeter trunking and LED lighting
- Short Walk to Rail Station & Town Centre
- Close to M3, M4 & M25

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Summary

Available Size	623 sq ft
Rent	£19.50 per sq ft
Rates Payable	£6,861.25 per annum *for the whole building. Please check with the Local Authority
Rateable Value	£13,750
Service Charge	£500 per annum Approximately
EPC Rating	Upon enquiry

Description

The property comprises a self-contained end of terrace office building which is well set back from the road. This first floor office suite offers open plan space, perimeter trunking and a WC. There is private parking adjacent to the building (2/3 spaces).

Location

Tanners Yard is a modern office development in a courtyard setting with direct access to the A30 London Road in Bagshot. The railway station is a short walk away and the office is just a couple of minutes by car from Junction 3 of the M3. The A322 dual carriageway provides a quick road link to Bracknell and the M4 beyond. A Waitrose Superstore is a short drive away and it is a 3 minute walk to the town centre. A BP/M&S convenience store is opposite the office complex.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	580	53.88	Under Offer
1st	623	57.88	Available
Total	1,203	111.76	

Viewings

By Appointment with the Agent only

Terms

Available on a new lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



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