



Heatherwold Offices, Heatherwold Equipark, Burghclere,
Newbury, RG20 9DU - TO LET £24,000 p.a.x. (inc business rates)

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Heatherwold Offices, Heatherwold Equipark, Burghclere, Newbury, Berkshire, RG20 9DU

TO LET £24,000 p.a.x.

LOCATION

Heatherwold Equipark is conveniently located just outside Newbury on the outskirts of the picturesque village of Burghclere. Enjoying excellent transport links via the A34, the Estate is situated just 15 minutes from the M4 and less than an hour from Heathrow airport, and with easy access into Newbury.

DESCRIPTION

Situated within a countryside setting on a working equine estate, the premises comprises modern ground and first floor offices with dedicated car parking. Comprising three offices on the ground floor, plus a large open-plan office across the first floor, each office benefits from good natural light and oil fired central heating. The offices also enjoy independent toilet facilities, messroom / store, and a kitchenette. Externally there is dedicated parking for 6 cars.

ACCOMMODATION

Ground Floor

Office 1: 15'1" x 13'6"

Office 2: 12'7" x 9'5" & 11' x 6'

Office 3: 19'4" x 17'10"

Mess Room / Store: 13'11" x 9'7"

Kitchenette

WC's

First Floor

Office 4: 51'5"max x 16'9"average

Total N.I.F.A. approx. 1,497 sq.ft. (139.07 sq.m.)
(plus area under 1.5m height, approx. 197 sq.ft.)

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from the LTA 1954. The Tenant is to redecorate internally at the end of the term. A 3 month rent deposit is required.

BUILDING INSURANCE

Buildings insurance will be recharged to the Tenant.

BUSINESS RATES

Business Rates are included in the rent.

VAT

VAT is not payable.

UTILITIES

Electricity and heating oil will be recharged by the Landlord.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D.

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