



## Self Contained Offices Over Ground & First Floor

### 3 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

**TO LET**

**1,989 sq ft**

(184.78 sq m)

- Prominent location fronting the A30 with easy access to M3, M4 & M25
- Short walk to Bagshot railway station & village centre
- Open plan first floor with a high quality ground floor fitout suitable for a range of uses
- 8 allocated parking spaces
- WC and kitchen facilities

# 3 Tanners Yard, London Road, Bagshot, GU19 5HD

## Summary

<b>Available Size</b>	1,989 sq ft
<b>Rent</b>	£21 per sq ft
<b>Rates Payable</b>	£12,960 per annum Estimated. The unit will need to be re rated, as it is currently jointly rated with Unit 2.
<b>Rateable Value</b>	£30,000
<b>Estate Charge</b>	£1,604 per annum Estimated - subject to actual costs
<b>EPC Rating</b>	D (84)

## Description

Tanners Yard is a modern business park with refurbished, self-contained, office buildings, set back from the A30. Unit 3 is laid out over ground and first floor with an open plan space on the first floor and a flexible high quality fitout on the ground floor. The accommodation includes a kitchen and ground and first floor WCs.

## Location

Bagshot is close to the towns of Bracknell, Ascot, Camberley and Woking. Tanners Yard is set within walking distance of the railway station and Bagshot village centre which boasts a combination of independent shops, cafes, pubs and restaurants along with a CoOp and BP/M&S store. A Waitrose Superstore is a short drive away. The office is just a couple of minutes by car from Junction 3 of the M3, offering easy access to the M25, Heathrow, London and South East. The A322 dual carriageway provides a quick road link to Bracknell and the M4 beyond.

## Accommodation

The accommodation comprises the following areas measured on an NIA basis:

Name	sq ft	sq m
Ground	955	88.72
1st	1,034	96.06
<b>Total</b>	<b>1,989</b>	<b>184.78</b>

## Viewings

By prior arrangement with the agents.

## Terms

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

## Business Rates

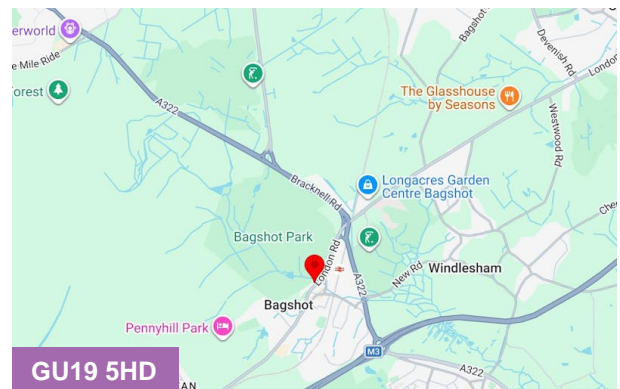
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## 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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