

TO LET
HIGH QUALITY
RURAL BARN CONVERSION OFFICES
UNIT 1 - 640ft² (60m²)



WOOD GREEN FARM BUILDINGS
UPPER BASILDON
READING
BERKSHIRE RG8 8NA

LOCATION

Wood Green Farm is located on the outskirts of the Chiltern village of Upper Basildon, a rural location, approximately 2 miles west of Pangbourne.

Pangbourne is a popular Thames side town located approximately 6 miles northwest of Reading, which benefits from a thriving commercial centre with a range of shops, restaurants and other attractions and facilities, and is easily accessible from Reading, Oxford and Wallingford via the A329. Pangbourne benefits from a mainline railway station with frequent services to both Oxford and Reading and London (Paddington) with a journey time of approximately 30 minutes. The M4 motorway is easily accessible via Junction 12.

DESCRIPTION

Wood Green Farm comprises a range of traditional former agricultural buildings located around a central walled yard. The majority of the buildings have been converted to provide high quality open plan office accommodation, with the benefit of ample on-site car parking. The unit has a separate access, with shared kitchen and WC facilities and allocated car parking.

ACCOMMODATION

640ft² (59.47m²)

AMENITIES

- Allocated car parking (4 spaces).
- Electric central heating.
- Double glazing throughout.
- Raised flooring.
- Category II Lighting.
- Security alarm system.
- Shared separate male and female WC facilities.
- Shared kitchen facilities.

LEASE TERMS

The unit is available by way of a new lease directly with the landlords on terms to be agreed, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£8,500 per annum.

VAT

VAT is payable in respect of the premises.

BUSINESS RATES

Rateable Value	£9,300.00
Rates Payable 2016/17	£4,501.20

We understand the above rates to be payable, however some occupiers may be eligible to benefit from small business rates relief. Interested parties are advised to make their own enquiries directly with West Berkshire Council Business Rates Department on 01635 519520.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment through the Sole Marketing Agents:-
Dunster and Morton



info@dunsterandmorton.co.uk

