To Let - Storage/Workshop

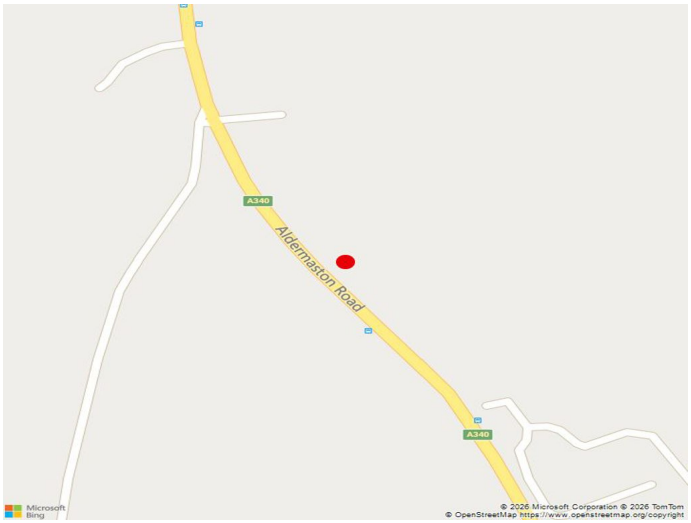


Part Of Spitfire Barn, Wakeford Farm, Aldermaston Road, Pamber End, Tadley, Hampshire RG26 5QN

2,275 sq ft (211.35 sq m)

£10,800 per annum

Location



Located just off the A340, Wakeford Farm is near to the M3 and M4 motorways. Basingstoke is just 5 miles south and Reading 14 miles north east.

Description

Ground floor storage/workshop plus 1,050 sq ft of mezzanine storage. Mains water and electricity are chargeable to the tenant.

Not suitable for motor vehicles.



Accommodation

The accommodation comprises the following net internal areas: 2,275 sq ft

Floors	sq ft	sq m
Ground Floor	1,225	113.8
Mezzanine	1,050	97.54
Total Area	**2,275**	**211.35**

EPC

EPC not applicable.

VAT

VAT is not payable on this property.

Legal Costs

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

Terms

IRI Lease for a 3 year term.

Business Rates

Not rated for Business Rates but tenant responsible for these if it becomes rated.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Strickland

Basingstoke office
Tel: 01256 327711
Email: jstrickland@simmonsandsons.com

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

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