



RENT ONLY £11.50 PSF

The Forge, Cricket Hill Lane, Yateley, GU46 6BB

Character self contained office building presented to a high standard

Summary

Tenure	To Let
Available Size	3,066 sq ft / 284.84 sq m
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Well presented offices in character building
- WC's / shower / kitchens
- Good, private car parking
- Floors can be split 1,263 sq ft & 1,803 sq ft
- Mainly open plan working areas
- Small storage/warehouse area with loading door
- Extremely low outgoings

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DESCRIPTION

The Forge occupies a prominent position on Cricket Hill lane, within a short distance of the A30 London Road, and with local facilities in central Yateley being within a couple of minutes drive.

The building has been extensively renovated in recent years, providing mainly open plan ground floor space with kitchen/breakout area, and private meeting room, and attractive lobby entrance. The first-floor area is mostly open plan with a private meeting room, and further kitchen. There are WC facilities to both floors, including disabled WC and shower.

In addition, there is a small store/warehouse area, with loading door access at the front of the building.

The building provides heating/cooling/air conditioning, LED lighting, modern kitchen and WC facilities, including disabled WC and shower. It can possibly also provide an "intelligent" building control system (further details upon application). There are also projector points on both ground and first floors, and a 3 phase electric supply up to 200 amps.

The rear of the building has extensive views over pastureland, with a long decking terrace across the whole span of the building, being an attractive amenity feature.

To the front of the building is a large car parking area for at least 10 cars, and has a fully securable electric sliding gate.

This building provides some very attractive accommodation, with flexibility of use, with an unrivalled rear aspect.

The overall outgoings on this building are very low - please enquire for further details.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,263	117.34	Available
1st	1,803	167.50	Available
Total	3,066	284.84	

TERMS

New lease terms available

EPC

Further details upon application.

LEGAL COSTS

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

AVAILABILITY

Available for immediate occupation upon legal formalities.



Viewing & Further Information

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