



Self Contained Offices Over Ground & First Floor

3 Tanners Yard

London Road, Bagshot, GU19 5HD

Office, Other

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

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Summary

Available Size	1,989 sq ft
Rent	£21 per sq ft
Rates Payable	£14,400 per annum Estimate as the bulding is currently rated together with Unit 2
Rateable Value	£30,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.52 per sq ft Estimate subject to actual costs
EPC Rating	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.

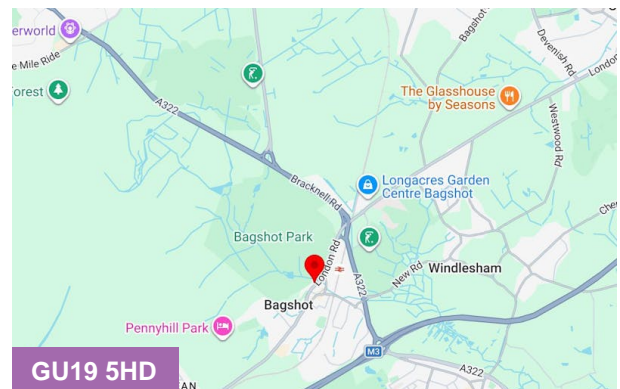
Location

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 independant 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.

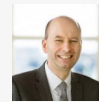
Accommodation

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
Total	1,989	184.78



Viewing & Further Information



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