



Self contained office building

8 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

TO LET

842 to 1,603 sq ft

(78.22 to 148.92 sq m)

- Close to railway station
- Easy access to M3, M4 & M25
- Open plan office with partitioned meeting rooms suitable for a range of uses
- 5 allocated parking spaces
- WC and kitchen facilities

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Summary

Available Size	842 to 1,603 sq ft
Rent	£21 - £30 per sq ft
Rates Payable	£9,730.50 per annum currently rated as a whole.
Rateable Value	£19,500
Service Charge	£0.52 per sq ft Current charge
EPC Rating	Upon enquiry

Description

Tanners Yard is a modern, office complex that comprises of refurbished, self-contained, terraced office buildings, conveniently set back from the A30. The building comprises ground and first floor offices with kitchenette, disabled and male/female 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:

Name	sq ft	sq m
Ground	761	70.70
1st	842	78.22
Total	1,603	148.92

Viewings

By arrangement with the agents.

Terms

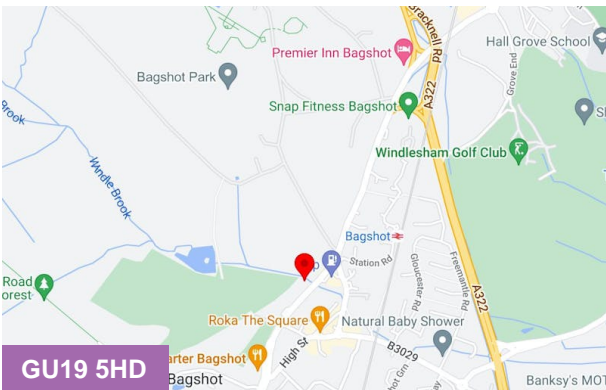
The unit is available as a whole, at a rent of £21 psf exclusive. The first floor only is available on a sublease, at a rent of £30 psf pa inclusive (excluding Business Rates).

Legal Fees

Each party will be responsible for paying their own Legal Fees.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information



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