



Chartered Surveyors &  
Commercial Property Consultants

**OFFICE / WORKSPACE**

**TO LET**

**4, THE LONG YARD, ERMIN STREET  
SHEFFORD WOODLANDS, HUNGERFORD  
WEST BERKSHIRE, RG17 7EH**

**507 SQ FT (47.1 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The Long Yard is located on the B4000, approximately 1½ miles from Junction 14 of the M4 motorway and 10 minutes drive from Newbury. Hungerford is approximately 4 miles to the south west.

## **DESCRIPTION**

The Long Yard is a courtyard of high quality business units set in landscaped grounds and maintained to the highest of standards. Amenities on site include security lighting, CCTV and out of hours electronic gates. In addition there is a large tarmac communal car park area which is floodlit at night and all units have access to 100mg fibre optic broadband. All of the units are insulated to an exceptionally high standard to provide a comfortable working environment which is complimented by the outstanding views over the surrounding countryside.

### **AMENITIES:**

- Carpeted office – open plan area and separate meeting room / directors office
- Category 2 fluorescent lighting
- Wall mounted electric heaters
- Double glazed windows
- WC
- Tea point
- Window blinds
- Security alarm
- There is also an on site meeting room for all tenants booked on a first come, first served basis
- Unallocated parking is provided in the large on site car park.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>47.1</b>	<b>507</b>

## **RATING ASSESSMENT**

Rateable Value: £TBA

Rates Payable: £TBA (2026/27)

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## **SERVICE CHARGE**

A service charge is levied by the landlord to cover maintenance of all common areas on site to include landscaping, landlords lighting and general maintenance. In addition the service charge covers external maintenance of the premises. The present service charge for 2026 is £1.25 per sq ft (£633.75 per annum), plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 118

## **PROPOSAL**

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £7,000 per annum exclusive. VAT is applicable

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

Phone: 01635 551441

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February 2026



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