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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Storage



Unit 4 Brook Farm, Beech Hill Road, Spencers Wood, Berkshire RG7 1HX

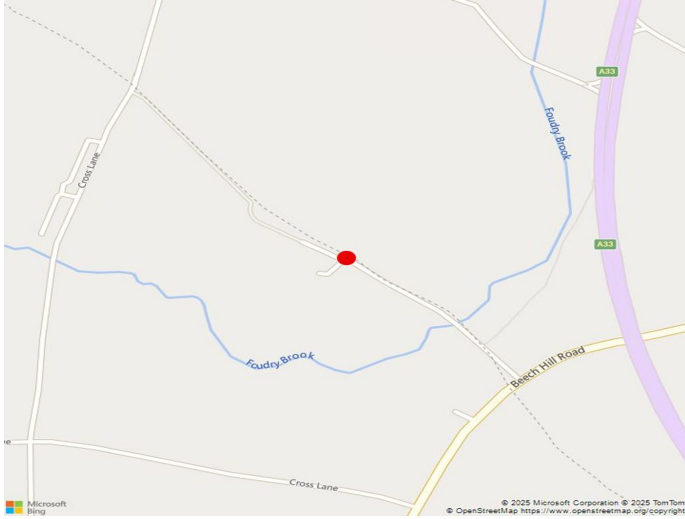
11,015 sq ft (1,023.29 sq m)

£55,000 - £82,000 per annum

SIMMONS & SONS

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Location



Brook Farm is located just off Beech Hill road, adjacent to the A33 and 3 miles from Junction 11 of the M4 motorway. Reading town centre is just 6 miles north and Basingstoke 11 miles to the south.

Description

Unit 4, Brook Farm is a large open storage unit - formerly used as a menage - mirrors and riding surface still in place. The owner is flexible on the building's usage - storage / commercial or possibly another equestrian use subject to the type of user.

For storage / commercial use the landlord may consider installing alternative flooring. The rent would therefore be increased to reflect this upgrade.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	11,015	1,023.29

EPC

N/A

VAT

VAT is applicable and will be charged on the rent.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

New assessment will be required by West Berkshire District Council. Tenant to be responsible when rates are applicable.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@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](http://RICS.org)

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