



## Self contained office building

### 8 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

**TO LET**

**761 to 1,603 sq ft**

(70.70 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

# 8 Tanners Yard, London Road, Bagshot, GU19 5HD

## Summary

<b>Available Size</b>	761 to 1,603 sq ft
<b>Rent</b>	£21 - £30 per sq ft
<b>Rates Payable</b>	£9,730.50 per annum currently rated as a whole.
<b>Rateable Value</b>	£19,500
<b>Service Charge</b>	£0.52 per sq ft Current charge
<b>EPC Rating</b>	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 independent 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
<b>Total</b>	<b>1,603</b>	<b>148.92</b>

## Viewings

By arrangement with the agents.

## Terms

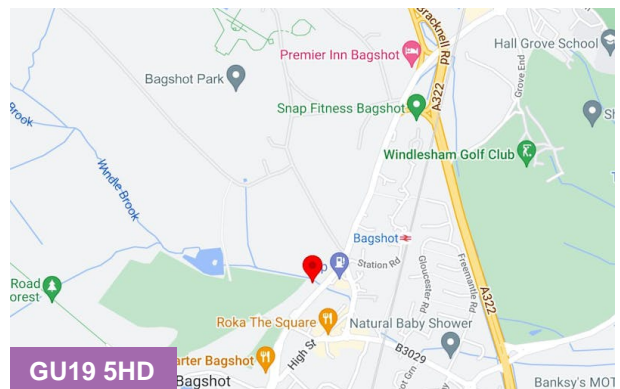
The unit is available as a whole, at a rent of £21 psf exclusive. The first floor only is available on a sublease, at a rent of £30 psf pa inclusive (excluding Business Rates).

## Legal Fees

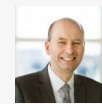
Each party will be responsible for paying their own Legal Fees.

## VAT

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



## Viewing & Further Information



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