

FIRST FLOOR OFFICE/BUSINESS SPACE AVAILABLE

786 ft² ***NO VAT & BUSINESS RATES INC***

TO LET

THE CENTRE, READING ROAD, EVERSLEY, RG27 0NB



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **Parking Spaces within Rear Private Car Park**
- ▶ **Shared Toilet and Kitchen Facilities**
- ▶ **Pleasant Offices in a Village Environment**
- ▶ **Gas Heating and Good Natural Light**
- ▶ **Inclusive Rent and Quick Occupation**
- ▶ **A Central Location Between both the M3 and M4 Motorways**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are centrally located within this pretty village, which offers a great mix of a lovely environment to work but with the rare benefit of a central location between the M3 and M4 Motorways meaning you can access the motorway network to head in all directions of the country with relative ease.

DESCRIPTION

The Centre is an attractive family owned office building with it's own private car park, overlooking the local countryside which surrounds the village to the rear of the premises. Office/business space is available from 220 ft² which is ideal for around two people, then 372 ft² which is presented as an office with a meeting room. Then a larger suite of 786 ft² which will be redecorated and recarpeted very soon.



ACCOMMODATION

First Floor - Office F1 - approx. 786 ft² - Open Plan - **£1,350 pcm**

***Please note that the Suite F1 can potentially be divided into 2 smaller suites if required**

LICENCE The premises are available on a new occupational one year licence/s agreement.

RENT The rent includes business rates, buildings insurance, water, property maintenance, cleaning, heating and lighting.

In the normal way for inclusive rents, tenant's contents insurance, telephone and data costs are excluded from the rent.

VAT Please note that VAT is NOT chargeable on the rent.

OCCUPATION TIMINGS

Further information on application.

LEGAL COSTS Our client will supply the tenant with their own occupational licence for signing directly.

DIRECTIONS

The Centre is located within the Centre of the village of Eversley, accessed and seen directly off of the A327 Reading to Yateley Road in the centre of Eversley Village.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

By appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU
Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF
16/003C/Suite F1