



Unit 3 Childs Court Farm Yattendon, Berkshire, RG8 8QT

Key Features:

- 4,209 sq.ft (391.02 sq.m)
- Attractive converted barn on a business estate in a rural setting
- Gigaclear fibre broadband
- Network cabling
- Carpet flooring
- LED lighting
- Security alarm
- Ample car parking
- Large kitchen

Description:

This office is part of a complex of converted farm buildings and has been refurbished to a high standard. The building is an attractive timber clad barn under a pitched tile roof. The total net internal area (NIA) is 4209 sq.ft (391.02 sq.m). There are parking spaces in a communal car park.

Accommodation:

Entrance hall with male and female WCs, large staff kitchen with space for tables, large attractive open plan office space and smaller separate offices/boardroom. There is storage or space for more offices on the first floor. Due to the mix of different room sizes and ceiling heights this property is flexible enough for a variety of uses.

Yattendon Estates Ltd, The Estate Office, Yattendon, Berkshire, RG18 0UY

Telephone 01635 203901 enquiries@yattendon.co.uk www.yattendon.co.uk



Terms:

Available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent:

£44,250 per annum exclusive of all other outgoings. There is no service charge for this property. Vat is applicable

Rates:

Rateable Value: £41,000

Rates Payable: £20,459

All interested parties should make their own enquiries with West Berkshire Council to verify these are correct

EPC:

EPC rating C-57. A full copy of the certificate is available on request

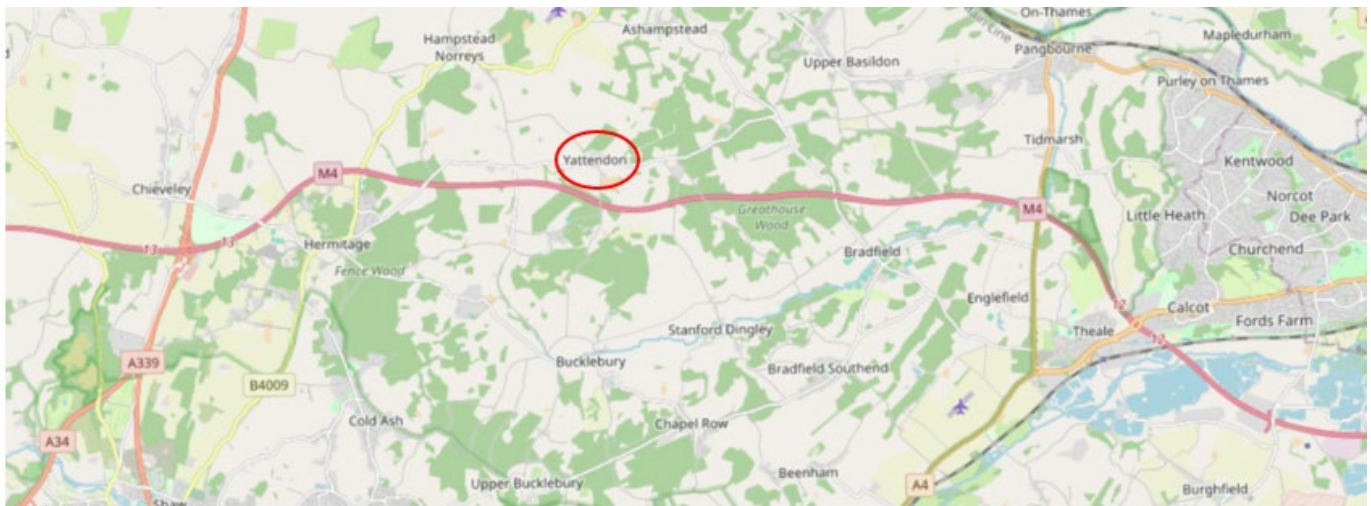
Legal Costs:

- Each party is to pay their own legal costs

Location:

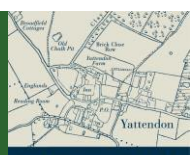
The property is situated on the Yattendon Estate in West Berkshire. Childs Court Farm is situated in a quiet rural area but with good access and has a strong business community with opportunities for networking with other business tenants. The charming Yattendon village is 1.5 miles away and includes a Village Stores and Post Office, The Pantry coffee shop and the famous Royal Oak hotel, restaurant and pub.

Yattendon is ideally situated midway between junctions 12 (Theale) and 13 (Newbury) of the M4 with good links to the North and South via the A34. Pangbourne and Theale train stations are equidistant and offer direct rail services to London Paddington.



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YATTENDON ESTATE
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Floorplan:

Unit 3 Childs Court Farm

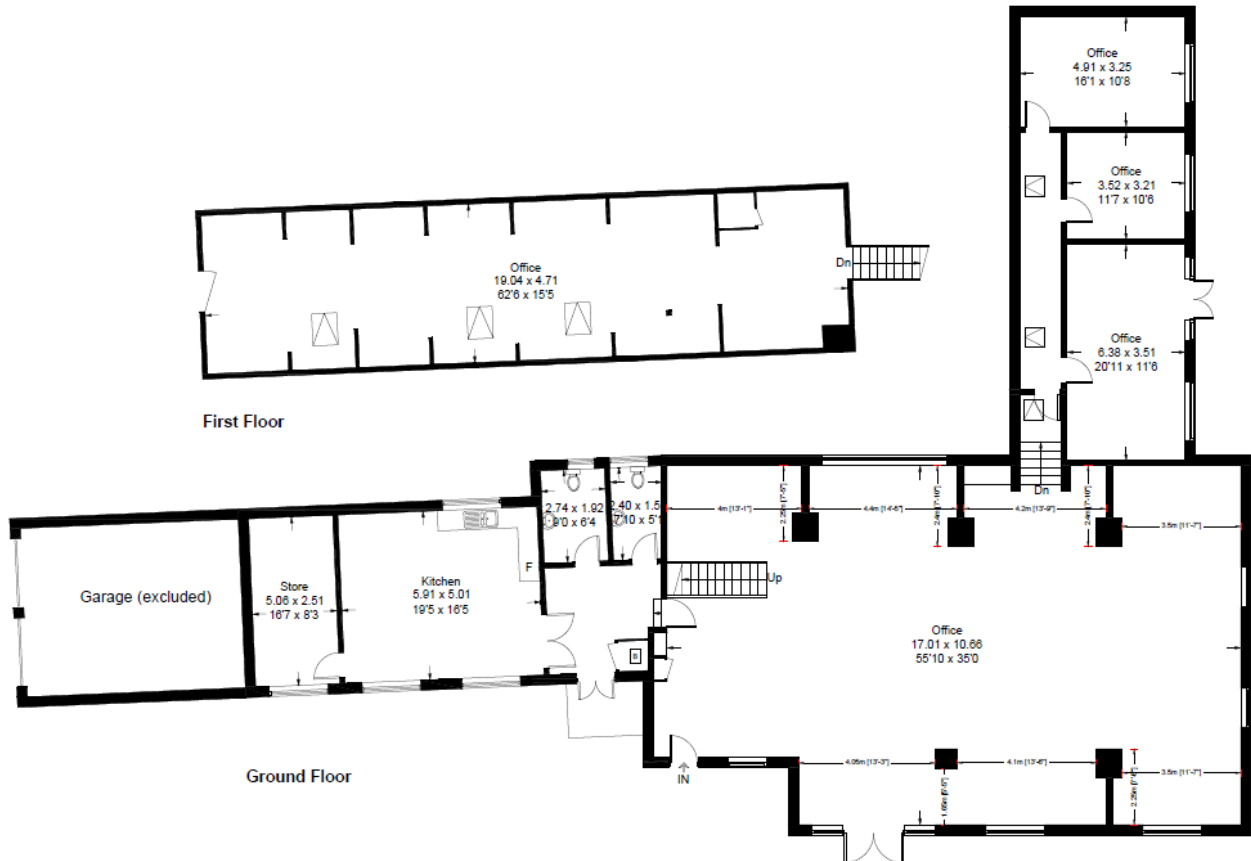


Illustration for identification purposes only, measurements are approximate, not to scale. (ID922233)

Details prepared March 2024. Subject to Contract

