

01344 311344

TO LET



Yard & Warehouse

Yard at Bear Farm Cottages,
Binfield, Bracknell RG42 5QG

Areas

Yard 0.6 Acres (approx.)

Warehouse 1,330 sq. ft. (GIA)



Gated, large yard



Steel frame warehouse



Roller shutter-loading door



Mezzanine area

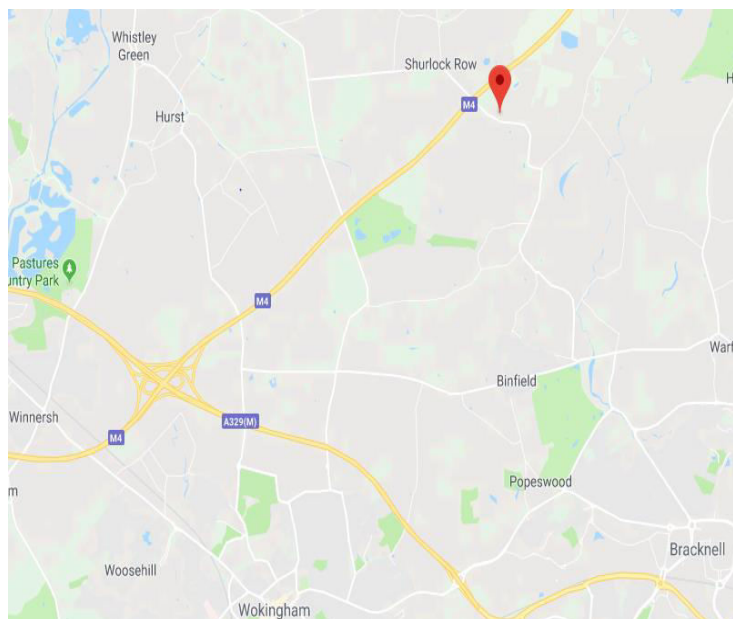


Builders yard and other uses

Location

The yard and warehouse are situated to the north of Bracknell between the villages of Binfield and Shurlock Row. The property sits just off of the B3018 and is closely located to the M4 and M3 motorways which offer great access to London, the South East and South West

Reading is approx. 10 miles away with the M25 and M40 just over 15 miles away.



Description

The premises offers a large gated yard together with a steel frame warehouse.

The yard is generally flat and level with a solid surface of 'planings' and accessed via double gates

The warehouse is a steel framed structure with a concrete floor, part block-work walls with timber cladding. There is a WC, water, electricity. The eaves height is 4.5m with a 4m high roller shutter loading door. The building also provides a small wooden mezzanine area.

Business Rates

The tenant will be responsible for paying business rates directly to the local authority. Warehouse:

Rateable Value: £6,200

Business Rates Payable 2018/19: £2,976

(Please check these figures with the local authority. Small business rates relief may apply).

Lease Term & Rent

A new full repairing and insuring lease for a term to be agreed, **at a rent of £50,000 pa.**

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

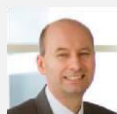


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