



Self-Contained, Refurbished Office Space

1 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

TO LET

981 to 2,030 sq ft

(91.14 to 188.59 sq m)

- Easy Access to M3, M4 & M25
- Walking Distance to Bagshot Village Centre & Train Station
- WC and kitchen facilities
- Generous Parking Ratio

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Summary

Available Size	981 to 2,030 sq ft
Rent	£19.50 per sq ft
Rates Payable	£11,726.50 per annum approx, for the whole, from April 2023.
Rateable Value	£23,500
Service Charge	£0.52 per sq ft Current year charge
EPC Rating	C (68)

Description

Tanners Yard is a modern, office complex that comprises of refurbished, self-contained, terraced office buildings, conveniently set back from the A30. This ground and first floor office space offers light, airy, open plan space with Kitchenette and WCs. There is the flexibility to partition the space.

There is perimeter trunking and LED lighting

There are 8 private parking spaces adjacent to the building.

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

Name	sq ft	sq m
Ground - Office	981	91.14
1st - Office	1,049	97.46
Total	2,030	188.60

Viewings

By appointment with the agent.

Terms

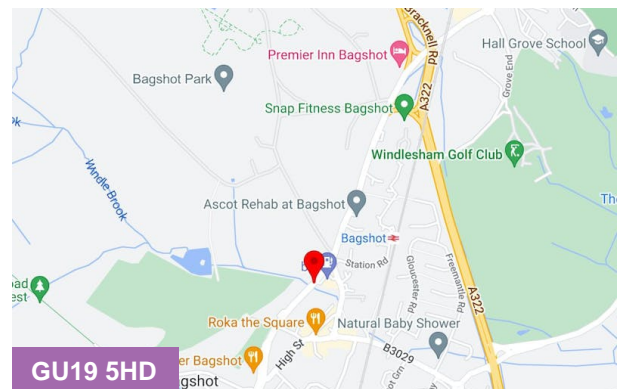
Available on a new lease for a term to be agreed. The lease will be direct with the landlord.

Legal Fees

Each party will be responsible for their own legal fees.

VAT

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



Viewing & Further Information



Helen Bewsey

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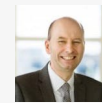
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