

**Penfold Business Centre, Westfield  
East Garston, RG17 7HD**



Attractive Barn Style Complex

**141 sq ft – 715 sq ft**

**TO LET**

**OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP**

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**Location**

East Garston is approximately 6 miles north of Hungerford situated in the Lambourn Valley. It is conveniently located for the M4 which is approximately 4 miles away and benefits from a village store, pub and restaurants.

**Description**

The property is an excellent barn style building originally designed to a high specification which has been sub-divided to create individual office suites.

Ground floor has a good reception area leading to toilet facilities and kitchenette, with stairs to first floor.

**Amenities**

- Recently refurbished to modern office standards
- On site car-parking
- Flexible all inclusive leases available
- Category 2 lighting
- Electric night storage heaters

**Accommodation**

|                       |           |
|-----------------------|-----------|
| Suite A (First Floor) | 309 sq ft |
| Suite C (First Floor) | 141 sq ft |
| Suite E (First Floor) | 715 sq ft |

**TOTAL 1,165 sq ft**

**Tenure**

A lease term to be agreed on an all inclusive basis is available from six months.

**Rent**

Suite A - £583 per calendar month licence fee.

Suite C - £266 per calendar month licence fee.

Suite E - £1,336 per calendar month licence fee.

There is additional storage accommodation of up to 1,000 sq ft available on separate terms.

**VAT**

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

**EPC****Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**

**Paul Richardson**

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**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

May 2012.

**Subject to Contract**