

# TO LET



## FIRST FLOOR OFFICES

### 442 SQ FT / 41 SQ M



**ROOM 2  
PRINCE HENRY HOUSE  
KINGSCLERE BUSINESS PARK  
KINGSCLERE  
RG20 4SW**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Kingsclere Business Park is located on the edge of Kingsclere adjacent to the A339. Newbury lies approximately 7 miles to the north west of the property and Basingstoke, 7 miles to the south-east. The centre of Kingsclere village is just a few hundred yards from the property where there is a Post Office, village store, pubs and restaurants.

## DESCRIPTION

The office is located on the first floor of Prince Henry House, the floor has recently been refurbished to create individual offices with a communal tea point and male and female WC's which are shared with the occupier of the ground floor. Amenities within the building include;

- Suspended ceiling.
- Recessed Category II fluorescent lighting.
- Carpeting.
- Perimeter skirting trunking.
- Gas fired central heating.
- Security alarm.
- Fire Alarm.
- Air conditioning units.
- Furniture & telephone system.

## ACCOMMODATION

422 sq ft net internal area. The office is to be let with one parking space.

## RENT

£730 per month, plus VAT.

The rent charged on a fully inclusive basis and covers the following items;

- Rent
- Rates
- Heating
- Lighting
- Electricity consumption
- Building maintenance
- Building insurance

- Cleaning of common parts
- Water rates
- Window cleaning
- Service charge for maintenance of landscaped areas on the Business Park
- Refuse collection
- On site security

## TERMS

The room is offered to let on a licence agreement for a minimum term of 6 months with renewal on a monthly basis thereafter. If occupation for more than 12 months is required a lease will be granted which will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by prior appointment with sole agents:



**(01635) 550211**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

RD/msw/princehenry2  
Subject to Contract  
Details prepared June 2010