

TO LET



RENT REDUCTION TO £8.75 PER SQ FT

**MODERN OFFICES
2,251 SQ FT / 209 SQ M**

Net internal



**GROUND FLOOR
UNIT 6, THE VOTEC CENTRE
HAMBRIDGE LANE
NEWBURY
RG14 5TU**

**MODERN REFURBISHED OFFICES WITH 9
ALLOCATED CAR PARKING SPACES**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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.

DESCRIPTION

The property comprises refurbished ground floor open plan office space.

Facilities include;

- Carpeting.
- Ceilings.
- Lighting.
- Male and female WCs
- Kitchen.
- 9 car parking spaces.
- Air conditioning units.
- Gas heating to radiators.

ACCOMMODATION

Ground Floor: 2,251 sq ft/209.11 sq m.

RATES

The ground floor does not appear to have an assessment but the first floor is £30,250 Rateable Value producing Rates Payable of £12,523. Both floors are almost the same size and therefore this can be used as a guide but must not be relied upon as such.

SERVICE CHARGE

The service charge for the year ending December 2010 was £6,821.00. The service charge includes the maintenance of the Estate and many of the costs relating to the shared building (£4,010) including repairs, H&S, cleaning, fire co-ordination, electricity, etc.

RENT

£19,700 per annum on a new lease for a term to be agreed.

Only £8.75 per sq ft.

LEASE TERM

The landlord will consider any lease term from 2 years upwards.

VAT

Charges on rent and price.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY

(01635) 550211

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QUINTONS

(01635) 262510

Contact: Shane Prater

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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.commericalleasecodeew.co.uk

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SUBJECT TO CONTRACT

Details amended September 2010.