

TO LET



**FLEXIBLE SPACE SUITABLE FOR A RANGE OF
ALTERNATIVE USES**

**SIZE COMBINATIONS AVAILABLE FROM
115 SQ FT to 4,110 SQ FT**



**RINGWAY HOUSE
KELVIN ROAD
NEWBURY
RG14 2DB**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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

Ringway House is located in Kelvin Road, just off Faraday Road which leads directly onto the A4/London Road and onto the road network. The property is reasonably close to the town centre and surrounded by a variety of uses including a local supermarket, wine warehouse and other commercial uses.

DESCRIPTION

The property is a two storey purpose built office constructed approximately 30 years ago and the subject of extensive modernisation and improvement, particularly to the interior, providing good quality internal facilities. Each suite is let in accordance with the attached schedule and on the basis there is a shared kitchen and toilet facilities. There is also a shared entrance lobby and there is a door entry system for each suite. Parking is not allocated but there is a large amount of parking around the base of the property and partly to the rear. There is gas central heating, carpeting and perimeter trunking.

ACCOMMODATION

Please see the attached schedule for an up to date list of available property.

RATES

The rates at Ringway House have been reassessed; all of the current rateable values can be obtained from www.2010.voa.gov.uk entering the appropriate postcode. The rates payable appears to be very much in the order of £2.70 per sq ft, representing the lower level of rate in the pound. This information is for guidance only, we can provide an exact figure for each suite as required.

Small assessments may be able to claim Small Business Relief, please contact West Berkshire Council to discuss further.

RENT

The rent includes water, electricity, gas and all other operational costs of the building including insurance. Interior and exterior maintenance is included.

Please note, for space of 2,000 sq ft or more the owner will consider letting on an exclusive rental basis at only £10.00 per sq ft.

VAT

We understand the property is elected for VAT purposes.

VIEWING

Strictly by prior appointment with joint agents:

DEAL VARNEY
(01635) 550211

QUINTONS
(01635) 551441

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

RD/msw/detailsRingwayHs
Subject to Contract
Details updated January 2010.

**RINGWAY HOUSE
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Ground Floor Suite	Tenant	Sq.m	Sq.ft	Rent/s	Annual Licence Fee	Monthly Licence Fee
2	Vacant	21.83	175	£24.00	£4,200	£350.00
3	Vacant	10.59	115	£24.00	£2,760	£230.00
4	Vacant	36.51	395	£20.00	£7,900	£658.33
5	Let	41.80	450	£22.00	£9,900	£825.00
6	Let	40.60	440	£22.00	£9,680	£806.67
7	Let	10.87	120	£20.50	£2,460	£205.00
8	Let	31.80	345	£22.00	£7,590	£632.50
8a	Vacant	22.20	240	£22.00	£5,280	£440.00
9	Let	25.36	275	£22.00	£6,050	£504.17
10	Let	77.76	840	£20.50	£17,220	£1,435.00
11	Let	23.36	275	£18.50	£5,087.50	£423.96
First Floor Suite	Tenant	Sq.m	Sq.ft	Rent/s	Annual Licence Fee	Monthly Licence Fee
1	Vacant	63.64	685	£20.00	£13,700	£1,141.67
2	Vacant	52.49	565	£20.00	£11,300	£ 941.67
3	Vacant	40.41	435	£20.00	£8,700	£725.00
4	Vacant	24.56	265	£22.00	£5,830	£485.83
5	Let	19.60	215	£22.00	£4,730	£394.17
5a	Let	10.86	120	£24.00	£2,880	£240.00
5b	Let	10.50	115	£24.00	£2,760	£230.00
6	Vacant	31.12	335	£20.00	£6,700	£558.33
7	Vacant	28.70	310	£20.00	£6,200	£516.67
8	Vacant	67.45	745	£20.00	£14,900	£1,241.67

RD/msw/detailsRingwayHs
Subject to Contract
Details updated October 2010.