

# TO LET



**AIR-CONDITIONED OFFICE SUITE**

**\*3,234 SQ FT / 300 SQ M**



**PART FIRST FLOOR  
LEAT HOUSE  
OVERBRIDGE SQUARE  
HAMBRIDGE ROAD  
NEWBURY  
RG14 5UX**

**\* There is an additional 3,120 sq ft office suite available at Mill House**

**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)**

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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Overbridge Square is located about 2 miles to the east of the town centre; the A4 is 200m away providing access to the M4 at J12 (Theale) or via the A339/A34 at J13 (Newbury). The development is very close to the Kennet and Avon water network, the Racecourse and Racecourse station for mainline trains to London (55 minutes fastest time to Paddington).

## DESCRIPTION

Leat House is part of a high quality office campus development on the edge of Newbury. The property is a 2-storey building which has been substantially refurbished with a new zoned comfort cooling and heating system, new carpets, ceilings and an upgraded reception area. The first floor is the remaining suite in the building where there are two other occupiers, Alcatel Lucent and Checkpoint Systems Ltd.

## ACCOMMODATION

There is a passenger lift from the shared entrance lobby to the first floor measuring 3,196 sq ft, an area based on net internal areas (RICS Code of Measuring Practice 6<sup>th</sup> Edition).

There are communal toilets to both ground and first floors. The property has 12 car spaces.

The property has full access raised floors and suspended ceilings with category 2 lighting.

## TERMS

New lease available for short or medium term lets. Repairs are internal with external and common parts the subject of a service charge. The current budget for the service charge is circa £5.50 psf.

## RATES

Rateable Value: £26,000  
Rates Payable: £10,764  
(2011/2012)

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

## RENT

£32,340 p.a.

## VAT

VAT is charged on rent and service charge.

## 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/LeatHsD144  
SUBJECT TO CONTRACT  
Details prepared February 2011