

# TO LET



## GROUND FLOOR TOWN CENTRE OFFICES

**POTENTIAL FOR CONVERSION TO RETAIL USE**

### 2,164 SQ FT



**MILL REEF HOUSE  
CHEAP STREET  
NEWBURY  
RG14 5DD**

#### LOCATION

Mill Reef House is located on the south side of the town centre within a short walk of the main railway station, which provides a direct rail service to Paddington in approximately 50mins. Close by is the Kennet Centre Shopping Mall, the Market Place and the main Post Office, all of which are within 3 minutes walk of the property. Cheap Street provides direct access to the A339 running north/south through Newbury which in turn links with Junction 13 of the M4 motorway approximately 4 miles to the north.

**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.

## DESCRIPTION

This is a ground floor office suite which provides predominantly open plan accommodation but has four private offices which have been constructed using high quality glazed partitioning which incorporates integral venetian blinds for added privacy. The office suite is air-conditioned and is also equipped with a kitchen/staff room. This office suite has its own private access directly from Cheap Street although it can also be accessed through the communal entrance door which serves the remainder of the building.

Amenities include;

- Air-conditioning
- Suspended ceiling
- Recessed category 2 fluorescent lighting
- High quality partitioned offices
- Kitchen/staffroom
- Skirting trunking with power and data cabling
- Category 5E Network cabling and patch panel
- Independent ground floor entrance door

## CAR PARKING

4 parking spaces are provided in the private car park at the rear of the building.

## TERMS

The office suite is available to let on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of 5 years will contain provision for an upward only rent review and all leases will be excluded from security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## RENT

From £10 per sq ft, plus VAT, per annum, depending upon the terms agreed. Rent is to be paid quarterly in advance.

## RATES

Rateable Value: £19,500

Rates Payable: £ 8,073 (2010/11)

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

## PLANNING

Subject to planning consent the landlord is prepared to consider uses other than office such as A1 retail or A2 estate agents etc.

## SERVICE CHARGE

A service charge is levied by the landlord in respect of maintenance of common areas within the building together with external maintenance. The central heating running costs and maintenance are also included. A detailed breakdown of the services provided by the landlord is available on request.

The estimated charge for 2011 is approximately £3.56 plus VAT.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by prior appointment with sole agents:

**DEAL VARNEY**  
**(01635) 550211**

Or

**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](http://www.commercialleasecodeew.co.uk)

JV/msw/MillReefHs

Subject to Contract

Details prepared March 2011