

TO LET



AIR CONDITIONED FIRST FLOOR OFFICE SUITE

2,666 SQ FT (248 SQ M)



JAMES HOUSE LONDON ROAD NEWBURY RG14 1JL

**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

The property is located on London Road, which is positioned at the northern end of Newbury Town Centre. London Road links directly with the main Robin Hood roundabout at the intersection of the A4 and A339 from which direct access is provided to the M4 motorway approximately 4 miles to the north. The property is within just a few minutes walk of the main retail area in Northbrook Street.

DESCRIPTION

James House is a purpose built office building which provides office accommodation on 3 floors. The vacant office suite is situated on the first floor and provides predominantly open plan accommodation with some private offices which have been constructed from demountable partitioning and can be removed or repositioned if required.

Amenities provided with the accommodation include:

- Air conditioning
- Skirting trunk with power and Cat 5 data cabling
- Category 5 fluorescent lighting
- Gas fired central heating
- Vertical window blinds
- Half glazed partitioned offices
- Kitchenette
- Passenger lift
- Male & female WC facilities shared with other occupiers
- 7 on site parking spaces to the rear of the building

TERMS

The property is available to let on a new full repairing and insuring lease the length of which is open to negotiation. Preference will be given for a minimum term of 5 years. Any term in excess of 5 years will be subject to an upward only rent review.

RENT

£26,750 plus VAT per annum, rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to receipt of satisfactory trading accounts in respect of the tenant the landlord reserves the right to request a rent deposit.

SERVICE CHARGE

A charge is levied in respect of maintenance of common areas within the property and the budgeted figure for 2011 is £10,888.50 plus VAT.

Services provided include:

- Repair and maintenance of the exterior of the building
- Repair and maintenance of common parts
- Lift maintenance
- Cleaning of common parts and WC's
- Gas central heating
- Boiler maintenance
- Car park and landscape maintenance

RATES

Rateable Value: £24,000

Rates Payable: £10,392 (2011/12)

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

VIEWING

Strictly by prior appointment with sole agents:



(01635) 550211

JV/msw/details/James House
Subject to Contract
Details prepared March 2011