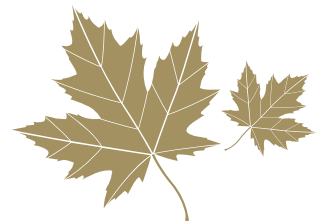


KINGFISHER COURT BUSINESS CENTRE

NEWBURY, BERKSHIRE



# Country Estates Business Centre



BUSINESS CENTRES FOR  
GROWING SMALL BUSINESSES



# KINGFISHER COURT

*Flexible Property Solutions for your business are more affordable than you think...*

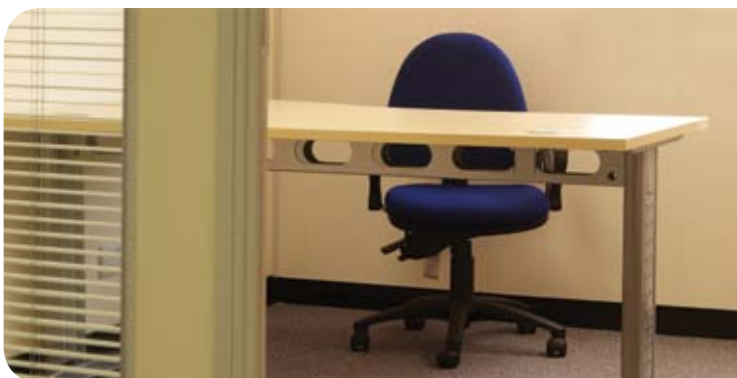
Kingfisher Court Business Centre is now offering refurbished business suites complete with all communications and broadband facilities installed.

## **WE HAVE OFFICE SPACE THAT WILL BE PERFECT FOR YOU...**

Kingfisher Court Business Centre is situated in Newbury with excellent road, rail and transport links. Located within landscaped grounds, our prestigious first floor office space offers an exciting and vibrant environment with everything your business needs to grow and prosper. Our modern, refurbished and part furnished offices are ideal for start-ups and established businesses. Each suite comes with allocated parking and can accommodate 1 to 4 desks in a secure environment. The Business Centre is set on the established Kingfisher Court Business Park and is home to many leading companies.

### *Business Suites are*

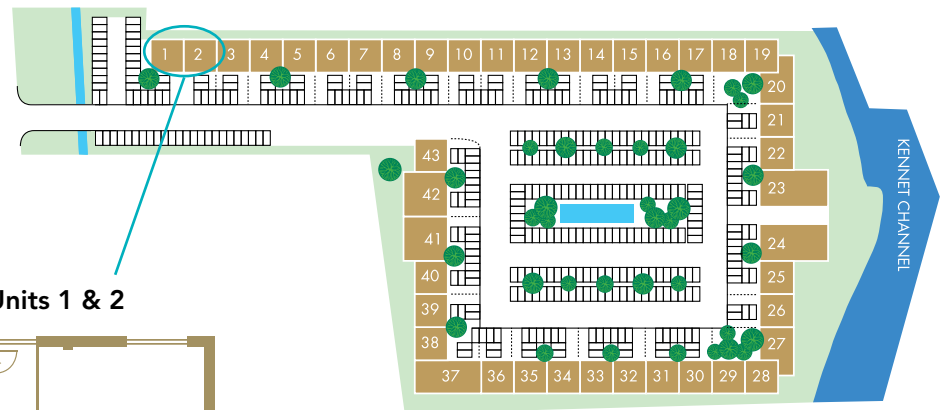
- Ready for immediate occupancy
- Furnished with voice and data services
- Comfort Cooling
- Available on flexible terms to suit your business needs



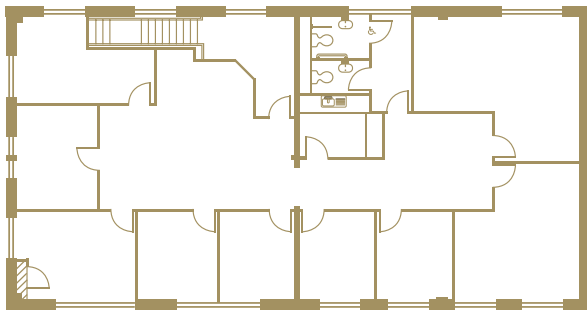
### *Suites Include*

- Desk/s
- Chair/s
- Telephone handset/s with DDI number and voicemail
- CAT 5e cabling for voice/data Connectivity

*With our flexible office space solutions, your business can grow or stay as small as you need.*



**Business Centre Floor Plan - Units 1 & 2**



1 to 4 desks in 93 - 279 sq.ft

## *Why establish your business at Kingfisher Court?*

- Excellent road, rail and public transport links including parking for staff
- Exciting, dynamic and inspiring environment
- Security and CCTV
- Flexible packages
- Kitchen/break out area
- Waste management



*Join our dynamic and vibrant business community and realise the potential of your business.*

With our flexible packages, our business suites offer an attractive, value added proposition for your business. Costs include: site service charge, building's insurance, water, heating & lighting and cleaning to common areas.

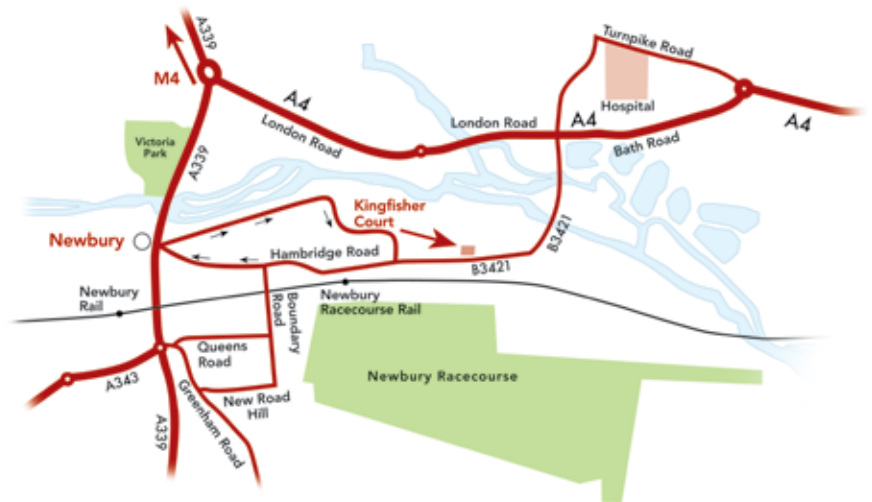
## NEWBURY

Newbury is a classic, vibrant market town that enjoys a unique mix of heritage and technology, creating a diverse and charming environment in which to shop, work or spend time. It lies in beautiful countryside, much of which has been designated as an Area of Outstanding Natural Beauty, and sits astride the Kennet and Avon canal, which winds its way through the heart of the town centre on its way to the Thames at Reading.

Newbury is now a thriving and lively town, popular with both young professionals and also the country set. The town has frequently been surveyed as one of the most desirable places in the country to both live and work.

### ■ Directions

The Court is located in the Hambridge Road area, east of the town centre. From the M4 jct13, follow signs for Newbury and then turn left on the A4. Turn right at the Hambridge Road traffic lights. Kingfisher Court is about half a mile on the right. SatNav: Kingfisher Court RG14 5SJ



**Country Estates**

Professional Properties, for Professional Businesses

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Visit our website for Property investments and up to date availability on all our sites in Southern England.

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