

TO LET



SUPERB SELF-CONTAINED DETACHED OFFICE BUILDING

7,086 SQ FT (658 SQ M)



**2 WEST MILLS
NEWBURY
BERKSHIRE
RG14 5HG**

**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 in a superb central location in the beautiful West Mills area close to the canal and all facilities in the town centre. The Town of Newbury is located mid-way between London and Bristol on the crossroads of the M4 and A34. Newbury is a prosperous town with a growing population and low unemployment figures. Newbury is some 50 miles from central London, 35 miles from Heathrow and 18 miles from Reading. The town is linked by mainline rail to London Paddington (57mins fastest time). Major employers in the town include Vodafone, Bayer, Microfocus and Quantel. The town is famous for the racecourse and has a new retail centre nearing completion.

DESCRIPTION

The property is a three storey brick built detached office building purpose built in 1988 and has predominantly brick elevations under a tiled roof. A previous tenant commissioned a comprehensive fit out with high quality partitions and kitchens providing cellular space which could be adapted to provide more open plan or totally open plan space. The partitions are very high quality and incorporate a superb glazed area to the reception along with a reception desk. The amenities are as follows;

- 20 car spaces, barrier controlled
- Full access raised floors
- Double glazed throughout
- Air-conditioning plus gas central heating to radiators
- Substantial boardroom with adjoining kitchen facility
- Passenger lift to all floors
- WCs to all floors & disabled facility
- Staff kitchen
- Structured cabling throughout (subject to testing)
- CCTV

ACCOMMODATION

Ground Floor:	2,600 sq ft
First Floor:	2,716 sq ft
<u>Second Floor:</u>	<u>1,770 sq ft</u>
Total:	7,086 sq ft

Note: The above areas are based on the original net internal space but following partitioning, kitchens, plant areas etc the net lettable area has been reduced.

TERMS

The property is offered to let with full vacant possession on a new lease on terms to be agreed.

RENT

£99,920 per annum, plus VAT.

RATES

Rateable Value: £82,000

Rates Payable: £33,948 per annum

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

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

328

This is how energy efficient the building is.

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

RD/msw/2WestMills

Subject to Contract

Details prepared March 2011.