

RENT FROM £10 PER SQ FT DEPENDING ON TERMS

MILL  
REEF  
HOUSE

9-14 MILL REEF HOUSE 9-14

TOWN CENTRE OFFICES

2,176 SQ FT – 4,335 SQ FT

MILL REEF HOUSE CHEAP STREET NEWBURY RG14 5DD

# MILL REEF HOUSE

Mill Reef House is located on the south side of the Town Centre within a short walk from the main railway station, which provides a direct rail service to Paddington in approximately 50 minutes. 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.

## DESCRIPTION

Mill Reef House is a purpose built office building providing accommodation on four floors. The property has an attractive communal reception area from which the passenger lift and stairs lead to access all floors. Each floor is divided into two wings and as originally constructed each wing was designed as open plan office space. However, some of these offices have subsequently been partitioned to create a variety of internal layouts but none of the partitioning is structural and this can be removed, repositioned or added to as required by the ingoing tenant. The property has a gas fired central heating system but some of the floors have been equipped with air-conditioning.

Each of the available office suites has been finished to a different specification but in general amenities within the property include the following:

- Suspended ceiling
- Recessed category 2 fluorescent lighting
- Carpeting
- Vertical window blinds
- Perimeter trunking for power/data comms
- Fire alarm



Each suite of offices has 4 car parking spaces allocated in the rear car park. Male and female wc facilities are located on the landings for each floor which are shared amongst all occupiers of the building.



## ACCOMMODATION

First Floor	South Wing	2,176 sq ft	202 sq m
Second Floor	South Wing	2,159 sq ft	200 sq m
<b>Total</b>		<b>4,335 sq ft</b>	<b>402 sq m</b>

These areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6th Edition).

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, DealVarney (Newbury) Ltd and Quintons. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. 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.commercialeasecodeew.co.uk](http://www.commercialeasecodeew.co.uk) March 2010.

## TERMS

The offices are available to let on a new full repairing and insuring lease, the length of which is open to negotiation. Any lease in excess of 5 years will contain provision for an upward only rent review and all leases will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## RENT

£13 per sq ft plus VAT per annum. Rent is to be paid quarterly in advance.

## RATES

First floor: Rateable Value £19,000  
Rates Payable £7,866  
Second Floor: Rateable Value £19,750  
Rates Payable £8,176  
2010 / 2011.

## 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 budgeted charge for 2010 is £3.56 plus VAT per sq ft excluding heating.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents:

**DV**  
**DEAL VARNEY**  
**01635 550211**  
[www.dealvarney.co.uk](http://www.dealvarney.co.uk)  
St. Lukes House, Oxford Square, Oxford Street, Newbury RG14 1JQ

**Q** **UINTONS**  
**01635 551441**

# AVAILABILITY SCHEDULE SUMMER 2011

## **SECOND FLOOR SOUTH - 2,159 SQ FT**

Fully refurbished show suite offered in excellent condition and available for immediate occupation.

The suite has been completely refitted to provide excellent open plan accommodation benefitting from the following brand new fixtures and fittings;

- Double glazed UPVC windows
- Suspended ceiling
- Recessed category 2 fluorescent lighting
- Carpet tiles
- Impressive office suite entrance doors.

**The offices are available to let at just £12 per sq ft plus VAT, per annum, on a new 5 year lease.**

## **FIRST FLOOR SOUTH - 2,176 SQ FT**

## **GROUND FLOOR SOUTH - 2,164 SQ FT**

These suites are available to let on very flexible terms and consideration will be given to as little as 3 months if required.

**They are available from as little as £8 per sq ft, plus VAT, per annum, for a 5 year lease term but a higher rent per sq ft will be negotiated for shorter term agreements.**

Each suite is allocated 4 parking spaces in the private car park at the rear of the building. Some of the vacant floors have partitioning and air-conditioning in part and all are available for immediate occupation.

**FOR FURTHER INFORMATION PLEASE CONTACT**



St. Lukes House, Oxford Square, Oxford Street, Newbury RG14 1JQ

