

TO LET / FOR SALE



ON THE INSTRUCTION OF
TIM PERKIN & MARK CREAMER
JOINT FIXED CHARGE RECEIVERS:

MODERN OFFICES

4,652 SQ FT (432 SQ M)



**37 KINGFISHER COURT
HAMBRIDGE ROAD
NEWBURY
RG14 5SJ**

**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

Kingfisher Court is a modern campus development of some 43 units built around a central area with car parking and garden amenity. The rear of the site backs onto the Kennet and Avon and enjoys rights to this amenity area. The site is off Hambridge Road which leads to the A339 to the west or the A4 to the east. The racecourse railway station is a short walk; the main station is in the town.

DESCRIPTION

Unit 37 provides a gross internal area of 4,652 sq ft divided equally between ground and first floor. To the first floor the accommodation has extensive partitioning and the ground floor is predominantly open plan. The property has the following amenities;

- Gas fired central heating (separate boiler to each floor), the purchaser/tenant will have to satisfy themselves on the serviceability of these units.
- Male and female WC's to both floors.
- Suspended ceiling with recessed fluorescent lighting
- Kitchen
- 14 car parking spaces



ESTATE MANAGEMENT

There is a service charge which covers;

- External maintenance
- Management
- Garden maintenance
- Refuse collection
- Window cleaning
- Security
- Roads and path maintenance
- External lighting
- Gutter cleaning

TENURE

The property is available freehold or leasehold on the following terms;

Freehold

Offers region of £232,000 plus VAT.

Leasehold

£21,500 per annum (only £5 per sq ft), plus VAT.

SERVICE CHARGE

The current charge for the property is £4,866.12 for 2011.

BUILDINGS INSURANCE

£175.49 for the year 2011.

There is a security charge to cover the estate but this is voluntarily agreed between occupiers and renewed each year.

RATES

Rateable Value: £44,500.00

Rates Payable: £19,268.50 (2011/2012)

All interested parties should make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC

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

110 This is how energy efficient the building is.

A full copy of the EPC Report is available on request

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(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/37Kingfisher
Subject to Contract_Details prepared September 2011.