

TO LET



AIR CONDITIONED OFFICES IN PRIME LOCATION

2,442 SQ FT (227 SQ M)



**THIRD FLOOR
ST. ANNE'S HOUSE
OXFORD SQUARE
OXFORD STREET
NEWBURY
RG14 1JQ**

**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

Oxford Square front directly onto Oxford Street within the town centre, close to the retail amenities, and is located approximately a 5 minute drive from junction 13 of the M4. Newbury railway station is located within approximately a ten minute walk.

DESCRIPTION

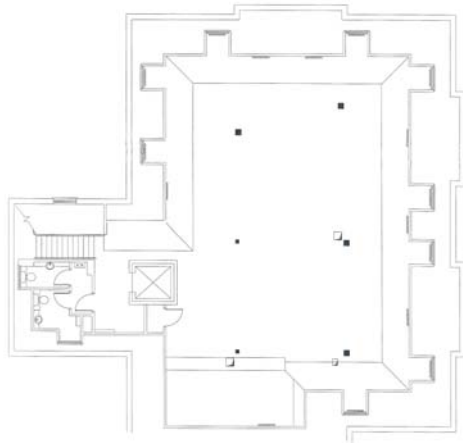
The property is an attractive open plan suite with very few pillars and located on the top floor of a multi let building with pedestrian lift access. The property benefits from the following specification;

- Comfort cooling
- Raised floor
- Suspended ceiling
- Category 2 lighting
- 8 person passenger lift
- 8 car parking spaces
- Kitchen

ACCOMMODATION

2,442 sq ft (227 sq m)

Measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).



LEASE

The existing lease expires 24th March 2015. Longer leases may be available by negotiation.

RENT

£26,862 p.a.

on the basis of the other suites within the building we suggest the rates payable should be £4.50 per sq ft or £11,000 per annum, but this is an indication only and must not be relied upon.

VAT

Charged on rent and service charge.

EPC



SERVICE CHARGE

An indication of service charge relating to the building and the common areas is in the order of £10,000 p.a. to include;

- Lift maintenance
- Common area cleaning
- Building maintenance
- Fire alarm
- Maintenance and landscaping of the external common areas, pool, car park etc

VIEWING

Strictly by prior appointment with joint sole agents:

DEAL VARNEY
01635 550211
Richard Deal

Or

COLLIERS INTERNATIONAL
020 7935 4499
Sarah O'Connell