

FOR SALE / TO LET



SELF-CONTAINED RIVERSIDE OFFICES

2,310 SQ FT



**3 TOOMERS WHARF
CANAL WALK
NEWBURY
RG14 1DY**

**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 the centre of Newbury adjacent to the Kennet & Avon Canal, just off Northbrook Street. Access is via Northbrook Street or Park Way through the car park to the rear of Camp Hopson.

DESCRIPTION

The property is a self-contained three storey office building providing mainly open plan accommodation on each floor. The property has been redecorated and is offered in excellent order throughout.

Amenities for the property include;

- Suspended ceilings
- Category II recessed strip lighting
- Carpeted
- Gas central heating
- Air-conditioned comms room
- Male and female toilet facilities
- In floor trunking for power and datacoms
- 9 car parking spaces

ACCOMMODATION

Ground Floor:	768 sq ft
First Floor:	726 sq ft
Second Floor:	816 sq ft
Total	2,310 sq ft

These figures are calculated on a net letting basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rental of £35,000 plus VAT, per annum, exclusive of all other outgoings.

It is also offered for sale freehold at £450,000 plus VAT.

RATES

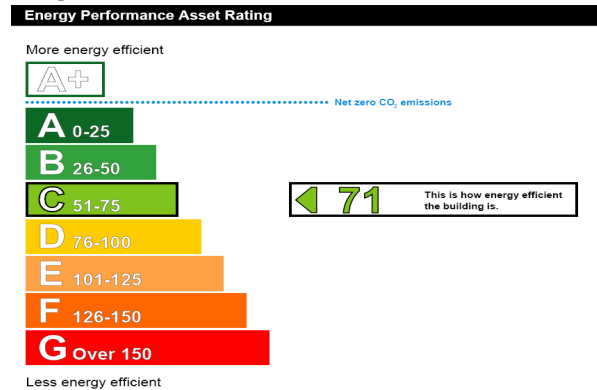
Rateable Value: £26,000
Rates Payable: £11,258 per annum
(2011/2012)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct. New rateable values can produce differing amounts payable depending on Transitional Relief together with inflationary limitations.

LEGAL FEES

Each party will be responsible for their own legal costs.

EPC



Full copy of the EPC 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

JV/msw/3ToomersWharf
Subject to Contract
Details amended September 2011.