

TO LET



GROUND & FIRST FLOOR OFFICE SUITE

931 SQ FT - 2,653 SQ FT (Net)



**1, KING'S COURT
KING'S ROAD
NEWBURY
RG14 5RQ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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 situated on King's Road close to the junction with Boundary Road and Hambridge Road approximately ¼ mile from Newbury Town Centre. King's Road connects directly with the A339 at the Sainsburys roundabout and can be accessed via Mill Lane or Hambridge Road. Newbury town centre and mainline railway station are both approximately ½ mile from the property.

DESCRIPTION

Number 1 Kings Court is a self-contained two storey office property providing predominantly open plan accommodation with some partitioned offices. The entrance lobby leads directly to a reception area from which access is provided to both the ground and first floors. Male and female WC facilities and a tea point are provided on both floors.

Other amenities include;

- Suspended ceiling to first floor
- Recessed category 2 fluorescent lighting
- Carpeting
- Gas fired central heating
- Air-conditioned office on the first floor presently used as a comms room
- Category 5E cabling to both floors, ducted through waist height trunking
- Double glazed windows
- Window blinds

ACCOMMODATION

Ground Floor	931 sq ft
First Floor	1,656 sq ft
Kitchen:	<u>66 sq ft</u>
Total	2,653 sq ft (Net).

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

CAR PARKING

The property has the significant benefit of a large secure car park which can accommodate up to 20 vehicles.

TERMS

The property is available to let either as a whole or floor by floor on a new full repairing and insuring lease for a term to be agreed.

RENT

£8.50 per sq ft exclusive of all other outgoings. Rent is to be paid quarterly in advance and VAT is not applicable.

RATES

Rateable Value: £19,000

Rates Payable: £ 8,227 (2011/12)

The property is presently assessed as one unit but if let as separate floors it would require reassessment. We recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

EPC



A full copy of the EPC is available on request

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

JV/msw/details/1KingsCourt
SUBJECT TO CONTRACT
Details prepared January 2012.