

TO LET

DV

DEAL VARNEY

01635 550211

www.dealvarney.co.uk

TOWN CENTRE OFFICES WITH PARKING

3,283 SQ FT (305 SQ M)



**OXFORD HOUSE
12-20 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 House is located in the town centre within walking distance of the new Parkway Shopping Centre and train station for journeys to London Paddington. The property is ideally located for access to the A4 and M4, with junction 13 being approximately 4 miles away.

DESCRIPTION

The property is a modern four storey office building with parking to the rear. The offices benefit from having a staffed reception and furniture is available if required.

Amenities include:

- Staffed reception
- Comfort cooling
- Central heating
- Suspended ceilings
- Perimeter trunking
- Integral lighting
- Furnished
- Kitchen
- On-site parking
- Designated boardroom



RENT

£36,100 per annum.

SERVICE CHARGE

There is a charge for common area maintenance and management, including the lift, cleaning, maintenance of interior and exterior, services and security etc. Costs are estimated at circa £5.50 per sq ft.

TERMS

The offices are available by way of a sublease on terms to be agreed.

RATES

The assessments for the suites in Oxford House are Rateable Value £12.00 per sq. ft therefore payable at £5.20 per sq. ft. An estimate of rates payable is therefore £17,072 per annum. (2011/12).

EPC

Awaiting EPC

VIEWING

Strictly by prior appointment with joint sole agents:

DEAL VARNEY
(01635) 550211

Or

LAMBERT SMITH HAMPTON
0118 959 8855

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

Subject to Contract
Details prepared February 2012
RD/msw