

TO LET



SHORT TERM SERVICED OFFICE SUITES

148 SQ FT – 401 SQ FT – 726 SQ FT



**GROUND FLOOR OFFICES
COMMERCIAL HOUSE
53B KINGSBRIDGE ROAD
NEWBURY
RG14 6DY**

**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

Commercial House is located off Kingsbridge Road on a private track which overlooks the Fifth Road Athletics Club. Facilities in the immediate location include a local shop and Post Office in Andover Road. Kingsbridge Road is on the main bus route.

DESCRIPTION

Commercial House is a two storey brick built property which has been comprehensively refurbished to provide light and comfortable office suites of various sizes. Currently, there are three suites available which can combine in any size order.

ACCOMMODATION

Ground Floor:

Front office: 323 sq ft
& 78 sq ft
Total: **401 sq ft**

Hall office: 148 sq ft
Rear office: 177 sq ft
325 sq ft

Total available: **726 sq ft**

- Various computer points are installed which can lead to a central hub although most tenants prefer a self-contained network
- 2 WC's and communal kitchen
- 3 phase electric supply
- Electric heating
- Option for air-conditioning
- Air-conditioning to the main office (401 sq ft) & rear office (177 sq ft)

TERMS

Lets from 6 months to 2 years considered. Rent includes rates, electricity, maintenance, communal area cleaning and buildings insurance.

RENT

Front office: £6,400 p.a.
Hall office: £2,370 p.a.
Rear office: £2,830 p.a.

VAT

The property is not registered for VAT at present.

COSTS

Licences will be issued without legal costs. Leases will incur a cost of £500 plus VAT and will exclude renewal provisions.

DIRECTIONS

The approach to the property is from a track located to the north of Kingsbridge Road, the property is on the right hand side after 30/40 yards.

VIEWING

Strictly by prior appointment with sole agents:



(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.commericalleasecodeew.co.uk

RD/msw/details/CommercialHsGF

Subject to Contract

Details prepared January 2012