

# TO LET



**AIR-CONDITIONED OFFICE SUITE**

**\*3,120 SQ FT / 290 SQ M**



**PART GROUND FLOOR  
MILL HOUSE  
OVERBRIDGE SQUARE  
HAMBRIDGE ROAD  
NEWBURY RG14 5UX**

\* There is an additional 3,234 sq ft office suite available at Leat House

**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

Overbridge Square is located about 2 miles to the east of the town centre; the A4 is 200m away providing access to the M4 at J12 (Theale) or via the A339/A34 at J13 (Newbury). The development is very close to the Kennet and Avon water network, the Racecourse and Racecourse station for mainline trains to London (55 minutes fastest time to Paddington).

## DESCRIPTION

Mill House is part of a high quality office campus development on the edge of Newbury. The property is a 2-storey building which has been substantially refurbished with a new zoned comfort cooling and heating system, new carpets, ceilings and a superb new reception facility that has recently been completed. Two other occupiers in the building are James & Cowper accountants and Capita Business Systems.

## ACCOMMODATION

The common areas include a lift to the first floor and there are ground and first floor toilet facilities and disabled toilet facilities.

The property has 12 car spaces.

The property has full access raised floors and suspended ceilings with LG7 lighting.

## TERMS

New lease available for short or medium term lets. Repairs are internal with external and common parts the subject of a service charge. The current service charge budget is circa £5.50 psf.

## RATES

Rateable Value: £  
Rates Payable: £  
(2011/2012)

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

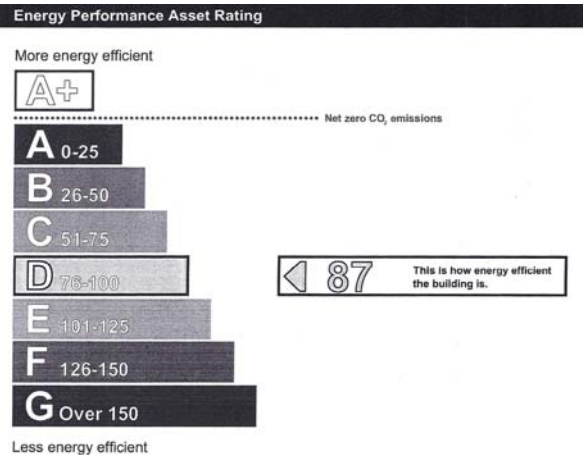
The ground floor suite has recently been divided and an assessment has not been made. However, the assessment for the whole floor is a rate of £3.25 psf or £10,140 per annum, but this must be viewed as a guide only.

## RENT

£31,200 p.a.

## VAT

VAT is charged on rent and service charge.



The Full EPC report is available on request

## 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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

RD/msw/MillHs  
SUBJECT TO CONTRACT  
Details prepared February 2011