

# TO LET

1,200-2,350 sq ft

**UNITS 22 & 23 KINGFISHER COURT**

HAMBRIDGE ROAD, NEWBURY RG14 5SJ



- OFFICE / BUSINESS ACCOMMODATION
- HIGHLY FLEXIBLE SPACE
- AIR CONDITIONING IN PART
- ON-SITE CAR PARKING
- LANDSCAPED GROUNDS





### Location

Kingfisher Court is located within the established Hambridge Road business area in the heart of Newbury, an attractive and thriving market town and home to a diverse mix of local, national and international occupiers.

Kingfisher Court is within walking distance of the mainline railway station and town centre. The estate is easily accessed via Hambridge Road which is fed from the A339, leading in turn to the A4, A34 and M4



### Description

Kingfisher Court are two storey office buildings suitable for occupation on a floor by floor basis or as a whole. At present the buildings are let separately, but could easily be combined to suit the needs of a single occupier.

Internally the units are presented in excellent condition throughout and benefit from male and female WCs, kitchens, carpets, category II lighting and air conditioning in part. Externally a total of 12 car parking spaces are available with the properties.

The units are set within an award winning landscaped environment. Both properties enjoy stunning views of the Kennet and Avon Canal to the rear and benefit from patio doors allowing easy access.



### Accommodation

Unit 22	1,200 sq ft	Unit 23	2,350 sq ft
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### Basis of disposal

The units are available by way of new full repairing and insuring leases for terms to be agreed.

### Rental terms

Please contact the agents for details.

### Service charge

A service charge is in place to look after the common areas of the estate. Please contact the agents for further information.

For further information or to arrange a viewing please contact:

### Unit 22 Energy Performance Rating



### Unit 23 Energy Performance Rating

