

TO LET



GROUND FLOOR OFFICE SUITE / SHOWROOM

2,115 SQ FT



**JAMES HOUSE
27 – 35 LONDON ROAD
NEWBURY
RG14 1JL**

**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.

LOCATION

James House occupies a prominent position on London Road, midway between Park Way and Northbrook Street. This is generally considered to be one of the prime office areas in the town centre and is easily accessed from the Robin Hood Roundabout at the junction with the A4 and A339.

The property is well positioned to provide quick and easy access to the shops in Northbrook Street and there is a public car park almost directly opposite the building in Pelican Lane.

DESCRIPTION

James House is a purpose built office, which provides accommodation on 3 floors. The ground floor suites is predominantly open plan but has been fitted with a private boardroom, additional meeting room/boardroom constructed from full height glazing panels, storeroom and tea point. This is a very bright office which benefits from good levels of natural lighting through the full height glazing to the front and rear elevations.

Amenities provided with the property include;

- Air-conditioning
- Suspended ceiling
- LED lighting
- Gas central heating radiators in part
- Carpeting in part
- Limestone floor tiles
- Skirting trunking in part
- Vertical window blinds
- Electrically operated security shutters to the rear elevation
- Comms room
- Tea point

In the service core there are male and female WC's, which are shared with other occupiers in the building. To the rear of the property is a private car park where 6 spaces are allocated to the ground floor suite.

TERMS

The office suite is available to let on a new full repairing and insuring lease, the length of which is open to negotiation.

RENT

£34,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

DEPOSIT

Subject to receipt of satisfactory accounts on the ingoing tenant the landlord reserves the right to request a rent deposit.

RATES

Rateable Value: £21,500

Rates Payable: £10,320 per annum (2018/19)

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

SERVICE CHARGE

A charge is made by the landlord in respect of maintenance of common areas within the building to include;

- Gas central heating
- Boiler maintenance
- Window cleaning
- Maintenance of WC's and common areas
- Building insurance
- General repairs
- Fire safety
- Cleaning of common areas

The budgeted service charge for the period Sept 2017/Sept 2018 is £13,6270 p.a. plus VAT.

EPC

The Energy Performance Certificate rating is D-100
A copy is available for inspection on request.

LEGAL FEES

Each party to be responsible for their own legal and surveyors costs.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

JV/msw/James Hs
Subject to Contract
Details updated March 2018