

TO LET



SHORT TERM FLEXIBLE OFFICE SUITE

585 SQ FT



**ST MARY'S HOUSE
40 LONDON ROAD
NEWBURY
RG14 1LA**

**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

The property is located in the prime London Road office area, close to the town centre, the new Parkway retail scheme and with close access to the A338 leading through to the road network. The property is opposite a new Travel Lodge and is approximately 10 minutes' walk from the main railway station.

DESCRIPTION

St Mary's House, a listed building, is a detached property which has been the subject of modernisation and improvement to provide attractive office suites on 3 floors with communal facilities. Parking is allocated at the discretion of the managing agents, there are 20 spaces in total.

Each suite is self-contained with door entry system and tenants are responsible for connection of telephone and IT services. There is gas central heating to radiators throughout. Please see our attached schedule of available suites.

TERMS

The suites are available for a minimum term of 12 months or longer via negotiation. The landlord provides a standard excluded lease which allows very early occupation. There is a charge of £100 for lease administration.

AMENITIES

- Fluorescent strip lighting
- Male and female WC facilities
- Carpeting throughout
- Shared modern kitchen
- Gas central heating

RENT

Suites are available in accordance with the attached schedule.

DEPOSIT

A refundable damage deposit of £300 is payable in advance.

SIGNAGE

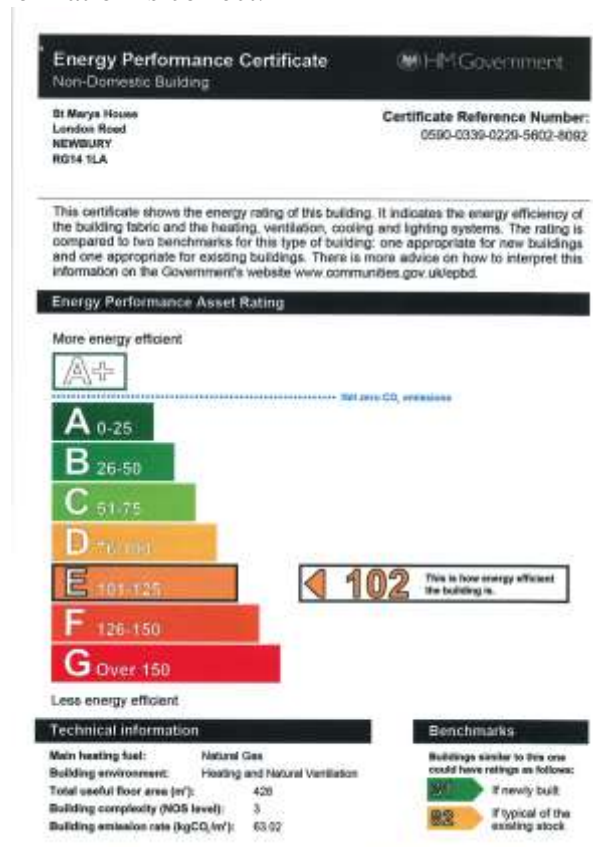
A fixed payment of £50 plus VAT will be charged to include name details on external signage if required.

VAT

We understand there is no VAT payable on rent or service charge.

RATES

Where rateable values are below £12,000 100% Small Business Relief is available until April 2019. Each suite is separately rated. We recommend interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.



VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

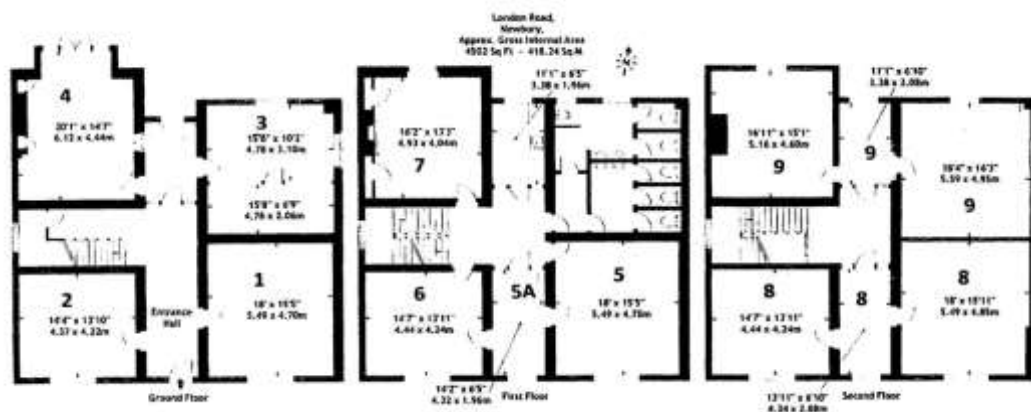
RD/msw/StMary'sHs
Subject to Contract
Details updated Feb 2018

AVAILABILITY SCHEDULE

ST MARY'S HOUSE 40 LONDON ROAD NEWBURY RG14 1LA

| Office Suite | Tenant | Size Sq Ft | Business Rates £ Payable | Rateable Value £ | *Service Charge £ | Rent £ | Total £ Per Annum |
|--------------|---------------|------------|--------------------------|------------------|-------------------|--------|-------------------|
| 1 | Let | 278 | - | 2800 | - | - | - |
| 2 | Let | 198 | - | 2025 | - | - | - |
| 3 | Let | 265 | - | 2700 | - | - | - |
| 4 | Let | 292 | - | 2550 | - | - | - |
| 5/5A | Let | 369 | - | Not A/V | - | - | - |
| 6 | Let | 203 | - | Not A/V | - | - | - |
| 7 | Let | 214 | - | 3650 | - | - | - |
| 8 | VACANT | 585 | £1,930.50 | 8300 | £5,558 | £9,068 | £16,556.50 |
| 9 | Let | 628 | - | (8&9) | - | - | - |

Rating period 2017/2018



Plan not to scale

*Service charge includes;

- Heating
- Lighting
- Electricity
- Insurance
- Cleaning of communal areas
- External landscaping

