

TO LET



MODERN OFFICES

1,350 SQ FT (125.4 SQ M)



**GEORGIAN HOUSE
LOWER GROUND FLOOR
67-71 LONDON ROAD
NEWBURY
RG14 1JN**

**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 on London Road, which is the main commercial centre of Newbury. The offices are a short walk from the new Park Way Retail Development and the town centre, making it an ideal location.

DESCRIPTION

The premises are within a 4 storey, well maintained, brick built office building.

The office comprises 3 main areas with kitchen and WC facilities.

The office suite benefits from gas fired central heating and 6 car parking spaces located to the rear of the property.



ACCOMMODATION

	Sq. M	Sq. Ft
Total	125.42	1,350

RATES

Rateable Value: £11,250

Rates Payable: £ 5,400 (2018/2019)

With the present rates reduction in place this should result in a figure payable of £1,350.

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

PLANNING

The property is Listed Grade II.

EPC

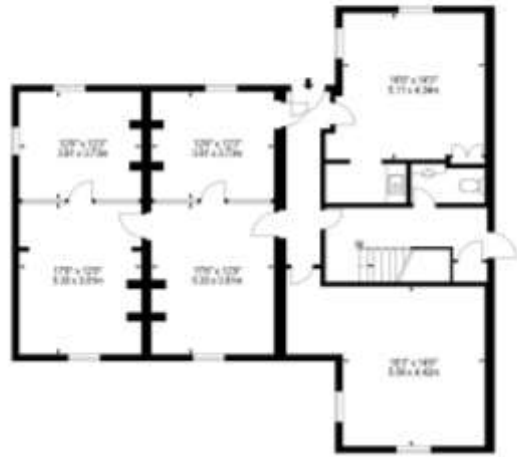
The Energy Performance Certificate rating is C-75.

TERMS

The office suite is available on a new lease the length of which is open to negotiation. The quoting rent is £19,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to bear their own costs.



VIEWING

Strictly by prior appointment with joint sole agents;

DEAL VARNEY
(01635) 550211

OR

QUINTONS
(01635) 262510

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

RD/msw/GeorgianHsLGF
Subject to Contract
Details updated March 2018