

TO LET



MODERN OFFICES WITH 8 PARKING SPACES

2,144 SQ FT (199.18 SQ M)



**UNIT 2B
VOTEC CENTRE
HAMBRIDGE LANE
NEWBURY
RG14 5TN**

**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 situated on Hambridge Lane, Newbury. From the A4 (Hambridge Road traffic lights) turn into Hambridge Road. Turn left at Overbridge Square into Hambridge Lane. Proceed to the end of Hambridge Lane where Votec Centre can be found on the left.

DESCRIPTION

The property comprises refurbished first floor mainly open plan office space with 5 perimeter directors/meeting rooms.

Facilities include;

- Carpeting
- Suspended ceilings
- Lighting
- Male & female WC's
- Kitchen
- 8 parking spaces

ACCOMMODATION

	Sq M	Sq Ft
Total	199.18	2,144

RATING ASSESSMENT

Rateable Value: £19,000

Rates Payable: £ 9,120 (2018/19)

All interested parties should make their own enquiries with West Berkshire District Council to ensure this information is correct.

SERVICE CHARGE

The service charge for the year commencing 1st January is £4,944.45 plus VAT per annum.

TERMS

The property is available on a new lease agreement. The quoting rent is £21,500 per annum. There will be a mutual break in September 2020 subject to 6 months' notice.

VAT

VAT is charged on the rent.

EPC

The Energy Performance Certificate rating is C-64. A full copy of the report is available on request.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY

Contact: **Richard Deal**
richard@dealvarney.co.uk
(01635) 550211

Or

QUINTONS

Contact: **Shane Prater**
shane@quintons.co.uk
(01635) 551441

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

RC/msw/Details_2bVotec
Subject to Contract
Details prepared September 2018