

TO LET



HIGH OFFICE CONTENT WORKSHOP / WAREHOUSE

SUITABLE FOR A VARIETY OF USES (STP)

13,425 SQ FT
(Gross Internal Area)



**DELTA HOUSE
TEALGATE
CHARNHAM PARK
HUNGERFORD
RG17 0YT**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Tealgate forms part of Charnham Park which is located off the A4 on the northern side of Hungerford town centre. The main retail high street in Hungerford is approximately 500 yards from the property so all shops, banks and restaurant facilities etc are within easy reach. Junction 14 of the M4 motorway lies approximately 3 miles to the north.

DESCRIPTION

Delta House is a modern high quality property which provides a combination of office and workshop/ warehouse space. It was constructed to provide the possibility of creating two separate units, each with its own office space but it has previously only ever been occupied as one property. It has ground and first floor offices at either end of the building with the workshop/warehouse in the middle. The offices could be used for alternative purposes if required such as linking the ground floor space into the workshop for ancillary storage, servicing, showroom, staff breakout areas etc.

The building is of steel frame construction, clad with insulated profiled steel sheeting and part full height brickwork and part full height glazing. This combines to create a modern attractive building which is complemented with a large block paved yard/parking area which serves the two loading doors and provides onsite parking for 29 vehicles.

The offices provide open plan accommodation on both ground and first floor with male and female WC facilities on each floor at both ends of the building. Prior to occupation the offices are to be fully refurbished.

The warehouse provides clear span open space which is fitted with two up and over loading doors.

The property benefits from the following amenities;

Offices

- Suspended ceiling
- Carpeting throughout
- Skirting trunking for power and datacom
- Gas fired central heating
- Male & female WCs on ground & first floor
- Anodised aluminium double glazed windows
- 100mb fibre line

Warehouse

- 6 metre min eaves
- 2 up and over loading doors, each 13ft wide x 13ft high
- Sodium lighting
- Double skin translucent light panels
- Ceiling mounted fans to circulate hot air
- 2 gas blower heaters
- 3 phase power

ACCOMMODATION

Office	
Ground floor:	4,116
First floor:	4,116
Warehouse	<u>5,193</u>
Total:	13,425

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£121,000 plus VAT, per annum (£9 plus VAT, per sq ft). Rent is to be paid quarterly in advance and is exclusive of all other outgoings.

RATES

Rateable Value: £90,000
Rates Payable: £44,370 (2018/2019)

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

EPC

The Energy Performance Certificate rating is D-100. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

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

JV/msw/DeltaHsTealgate
Subject to Contract
Details prepared January 2019