

TO LET



SELF CONTAINED MODERN OFFICE

4,660 SQ FT / 433 SQ M



**FAIRFAX HOUSE
20-22 LONDON ROAD
NEWBURY
RG14 1JX**

**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.

LOCATION

The property occupies a prominent location on London Road, with good access to the A338 and the national road network but is a level walk to Northbrook Street with shops and other facilities. London Road is generally the prime office location with other office occupiers including St James Place, Wilkins Kennedy Accountant and other national and international companies.

DESCRIPTION

The property is a three storey purpose built office with direct access from London Road and parking to the rear via Pelican Lane. The property has predominantly brick elevations, double glazed windows, raised floors and currently has air-conditioning which provides combined heating and cooling. Amenities provided within the property include;

- Air-conditioning
- Suspended ceiling
- LED lighting
- Lift
- New carpeting throughout
- Kitchen/staff breakout facility
- Raised floors
- 12 car spaces plus bin/bike space
- Male & female WCs (4 WC's + disabled WC)

The property is completely self-contained and offers modern open plan space. The office space is currently undergoing refurbishment and modernisation.

ACCOMMODATION

Ground Floor: 710 sq ft
First Floor: 1,970 sq ft
Second Floor: 1,980 sq ft

Total: 4,660 sq ft

Based on net internal areas in accordance with RICS Code of Measuring Practice.

TERMS

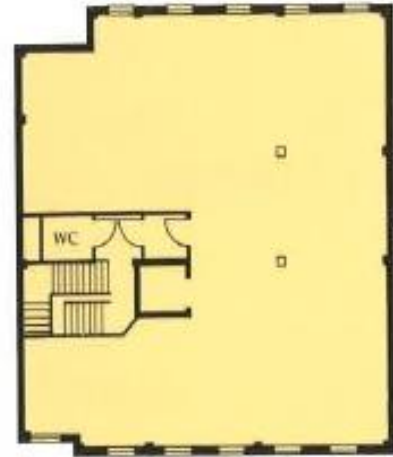
The offices are available to let on a new full repairing and insuring lease, the length of which is open to negotiations.

RENT

£83,880 per annum.

VAT

VAT is charged on rent.



Typical Plan - First Floor

RATES

Rateable Value: £47,500
Rates Payable: £22,135 (2018/19)

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

EPC

(The EPC has been applied for)

LEGAL FEES

Each party to be responsible for their own legal and surveyor's costs.

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.commericalleasecodeew.co.uk

RD/msw/FairfaxHs
Subject to Contract
Details prepared February 2019