

# TO LET



## TOWN CENTRE GROUND FLOOR AIR-CONDITIONED OFFICE

### 520 SQ FT (NET)



## 2 THE PENTANGLE PARK STREET NEWBURY RG14 1EA

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ**  
**Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

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## LOCATION

Park Street is located in the centre of Newbury and links the northern end of Northbrook Street with Park Way. This is a popular office location as it provides excellent pedestrian access to the town centre retail and banking facilities but also provides very good vehicular access to London Road, the A339 and ultimately junction 13 of the M4 motorway, just 4 miles to the north.

## DESCRIPTION

2 The Pentangle is a two storey office building and it is the ground floor office suite which is available to let. The accommodation is arranged as open plan space and has very good levels of natural lighting with windows to the front and rear elevations. Male and female WCs are situated off the entrance lobby and these are shared with the occupier of the first floor offices.

Other amenities provided with the property include;

- Air-conditioning
- Gas fired central heating
- New carpeting
- Suspended ceiling
- LED lighting
- Fully redecorated
- Fire alarm
- Shared ground floor male and female WCs
- Tea point

## TERMS

The offices are available to let on a new lease for a term to be agreed.

## RENT

£9,250 per annum, plus VAT.

## RENT DEPOSIT

Subject to the covenant strength of the incoming tenant the landlord reserves the right to request a deposit equivalent to 3 months' rent plus VAT.

## RATES

Rateable Value: £6,000

A rateable value of £6,000 will entitle an occupier to 100% rates relief if this is their sole commercial building. We strongly recommend that all interested parties make further enquiries with West Berkshire District Council to ensure that they qualify for this discount.

## CAR PARKING

Parking spaces are not included with the property but there is the potential to lease spaces at The Pentangle at a charge of £100 plus VAT, per month. Further details can be provided on request.

## EPC

The Energy Performance Certificate rating is E-117  
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](http://www.commercialleasecodeew.co.uk)

JV/msw/2 The Pentangle  
Subject to Contract  
Details prepared May 2019