

# TO LET



**RECENTLY REFURBISHED HIGH QUALITY  
OFFICE IN PRIME LOCATION**

**7,142 SQ FT (664 SQ M)**



**13-17 ELIZABETH HOUSE  
LONDON ROAD  
NEWBURY  
RG14 1JL**

**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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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Elizabeth House is located in the prime office area of the town centre close to the A4/A339 intersection and some 3 miles south of junction 13 of the M4. The main railway station is about 10 minutes walk and the new retail centre is very close. Key occupiers including St James Place, Charles Stanley, Thomas Eggar and Griffins are close by.

## DESCRIPTION

Elizabeth House offers modern open plan space on four floors with a listed period detached cottage on two floors. The cottage offers ideal staff space, storage, directors accommodation or offices. There are 21 car spaces to the rear, access is via Park Street. The space has been extensively refurbished and has the following features;

- Air-conditioning throughout
- LG7 lighting (LED to be fitted)
- High quality WCs and wash basins
- Carpeted office space
- Floor boxes with power throughout.

## ACCOMMODATION

Elizabeth House:	6,300 sq ft
Eaves space:	<u>267</u> sq ft
Total:	6,567 sq ft

Elizabeth House Cottage:	<u>575</u> sq ft
Total:	7,142 sq ft



## CAR PARKING

21 spaces marked, an additional space in use for external condensers and can also be used as a bike compound.

## TERMS

The property is to let on terms to be agreed. 5 years or upwards is preferred. The tenant will be required to keep the property in good repair.

## RENT

£124,000 p.a., plus VAT.



## RATES

### Elizabeth House & Cottage

Rateable Value: £73,500

Rates Payable: £37,004 p.a. (2019/20)

We recommend all interested parties make their own enquiries with West Berkshire District Council on 01635 42400 to ensure that this information is correct.

## SERVICE CHARGE

For single occupation there is no service charge.

## EPC

The Energy Performance Certificate rating is C-61. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agent:



**(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)

RD/msw/details.ElizabethHs  
Subject to Contract  
Details prepared June 2019