

# TO LET



## **FIRST FLOOR OFFICE SUITE 592 SQ FT / 55 SQ M**



## **FIRST FLOOR OFFICES BENYON HOUSE NEWBURY BUSINESS PARK LONDON ROAD NEWBURY RG14 2PZ**

**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

The property is located on the Business Park, the prime office address in Newbury with many national and international companies on the site. The Business Park is very close to the A4 and walking distance to the Racecourse Railway Station, there are local facilities including a supermarket, hotel and retail centre also within walking distance.

## DESCRIPTION

The offices are open plan and previously used as a marketing suite and therefore there are kitchen units, dishwasher, sink and fridge fitted from this use. The suite has use of a toilet and there are 2 car parking spaces.



## ACCOMMODATION

592 sq ft

The area has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

## TERMS

The office is available to let on internal decorative repairing basis for a lease for no longer than 5 years, the landlord will consider a shorter term.

## RENT

£9,500 plus VAT, per annum. Rent is to be paid quarterly in advance.

## SERVICE CHARGE

There is a service charge for Astor House which includes cleaning common areas, refuse, buildings maintenance etc. The charge includes use of the Park as a whole and therefore landscaping, maintenance of roads, security etc is included. The Current budget for service charge is £5,032 (y/e 2018).

## RATES

Rateable Value: £6,500

Rates Payable: £3,029 (2018/19)

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

**Below £12,000 rateable value a tenant may claim 100% Small Business Relief, subject to certain qualifications.**

## EPC

The Energy Performance Certificate rating is C-72. A full copy of the EPC is available on request.

## COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**  
**(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/BenyonHs  
Subject to Contract  
Details prepared July 2019