

TO LET



FIRST FLOOR AIR-CONDITIONED OFFICE SUITE

1,012 SQ FT



**12 WEST MILLS YARD
KENNET ROAD
NEWBURY
RG14 5LP**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

West Mills Yard is located in the heart of Newbury town centre, very close to the Kennet and Avon Canal. Access is via Kennet Road, which in turn connects with Craven Road. The town centre retail and banking facilities are just 5 minutes' walk away.

DESCRIPTION

West Mills Yard is a development of 12 studio offices constructed around a landscaped courtyard. Unit 12 is a first floor office which originally provided open plan space but has recently been partitioned to provide a mixture of open plan space with a meeting room, storage/server room, kitchen and WCs. It is finished to a very high standard and provides extremely attractive modern office accommodation.

Amenities provided include;

- Air-conditioning for heating and cooling
- Carpeting
- Board room with full height glazed partition wall
- Surface mounted category 2 fluorescent lighting
- Networks for computer cabling
- Velux roof lights
- Venetian blinds
- Kitchenette
- Male & female WCs with shower in the ladies toilet



ACCOMMODATION

| | |
|----------|-----------------|
| Offices: | 877 sq ft |
| Kitchen: | 40 sq ft |
| WC's: | <u>95 sq ft</u> |
| Total: | 1,012 sq ft |

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

3 car parking spaces are provided on site.

TERMS

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

RENT

£18,500 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £12,750

Rates Payable: £ 6,260 p.a. (2019/2020)

This property may be eligible for some Small Business Rate Relief in the order of 75% subject to the tenant being a qualified occupier.

We strongly recommend that all interested parties should make their own enquiries with West Berkshire District Council.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate to include;

- Road and path sweeping
- Maintenance of landscaped areas
- External lighting
- Estate management
- Gutter cleaning
- Roof repairs
- External walkways and external building maintenance and repair

The budgeted charge for 2019/20 is £2,644.36 plus VAT.

EPC

The Energy Performance Certificate rating is C-68. 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.commericalleasecodeew.co.uk

JV/msw/12WestMillsYard
Subject to Contract
Details prepared August 2019