

TO LET



HIGH OFFICE CONTENT WORKSHOP / WAREHOUSE

6,168 SQ FT
(Gross Internal Area)



**DELTA HOUSE
TEALGATE
CHARNHAM PARK
HUNGERFORD
RG17 0YT**

**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

Tealgate forms part of Charnham Park which is located off the A4 on the northern side of Hungerford town centre. The main retail high street in Hungerford is approximately 500 yards from the property so all shops, banks and restaurant facilities etc are within easy reach. Junction 14 of the M4 motorway lies approximately 3 miles to the north.

DESCRIPTION

Delta House is a modern high quality property which provides a combination of office and workshop/warehouse space. The property provides ground and first floor offices which are arranged as mainly open plan space but there are some partitioned rooms which can be removed if not required. There is also a kitchen area on the ground floor. The ground floor offices could potentially be linked into the workshop space if the occupier required showroom or trade sales area.

The workshop/warehouse provides clear span open space fitted with an up and over loading door and the following amenities;

Warehouse

- 6 metre min eaves
- Up and over loading door 13ft wide x 13ft high
- Sodium lighting
- Double skin translucent light panels
- Ceiling mounted fans to circulate hot air
- Gas blower heater
- 3 phase power

Offices

- Suspended ceiling
- Carpeting throughout
- Skirting trunking for power and datacom
- Gas fired central heating supplemented with additional air-conditioning
- Anodised aluminium double glazed windows
- Male, female & disabled WCs on ground floor plus male & female WCs on the first floor
- 100mb fibre line

CAR PARKING

There are approximately 14 car parking spaces in the yard to the front of the property.

ACCOMMODATION

Ground floor office:	2,058
First floor:	2,058
Warehouse	<u>2,052</u>
Total:	6,168

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

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

RENT

£61,680 plus VAT, per annum exclusive of all other outgoings.

RATES

The property has recently been subdivided and the available space has yet to be assessed for rates but we expect this to be in the region of £3.30 per sq ft. All interested parties make further enquiries with West Berkshire District Council.

EPC

The available EPC refers to the building as a whole prior to subdivision with a rating of D-100. An additional EPC may be required and will be provided 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/DeltaHsTealgate
Subject to Contract
Details prepared August 2019