

# TO LET



## **TWO AIR-CONDITIONED GROUND FLOOR OFFICE SUITES**

**759 – 1,677 SQ FT / 70 - 155 SQ M**



**BENYON HOUSE  
NEWBURY BUSINESS PARK  
NEWBURY  
RG14 2PZ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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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

The Business Park is the premier business location in Newbury, located just to the east of the town centre with many amenities surrounding including retail, hotel and leisure facilities.

## DESCRIPTION

The two office suites form part of the ground floor of a larger building which is let to a number of tenants and where there are shared facilities. There is a common entrance reception and the west wing benefits from WC's and a kitchen facilities. The office suites have raised floors (IT is currently cabled throughout) and the suite has 7 car parking spaces. The suites are adjoining and can be combined into one space.



Kitchen

### Amenities;

- Air-conditioning
- Carpeting throughout
- Communal kitchenette area
- 2 WC's
- Under floor cabling, data and power
- 7 car parking spaces in total. If the suites are let separately 3 will be allocated with suite 1 and 4 with suite 2
- Partitioned offices

## ACCOMMODATION

Suite 1: 759 sq ft  
Suite 2: 918 sq ft  
1,677 sq ft

Measured on a net internal basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

## TERMS

New lease available on terms to be agreed.

## RENT

£26,000 per annum, plus VAT for the entire suite. If let separately the apportionment will be;

Suite 1: £12,144 plus VAT  
Suite 2: £14,688 plus VAT

## SERVICE CHARGE

The property is managed and the air-conditioning, management and maintenance of the common areas, landscaping, site security etc is all run through the service charge, the current charge is budgeted at £14,500 for the current year, ending 2019.

If let as separate suites the apportionment will be as follows;

Suite 1: £6,565 plus VAT  
Suite 2: £7,935 plus VAT



Reception

## RATES

	Suite 1	Suite 2
Rateable Value:	£8,200	£10,750
Rates Payable:	£4,736	£ 5,278

In the event that the suites are let separately any tenant that qualifies for Small Business Rate Relief will pay zero rates.

We strongly recommend interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## EPC

The Energy Performance Certificate rating is E-101  
A full copy of the EPC is available on request.

## 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 September 2019

Plan 1

