

# TO LET



## HIGH QUALITY TOWN CENTRE OFFICES

**1,381 SQ FT (128 SQ M)**



**SECOND FLOOR  
GEORGIAN HOUSE  
67-71 LONDON ROAD  
NEWBURY  
RG14 1JN**

**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)**

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

Georgian House is in the prime office location of the Town. The A339/A4 roundabout is 100 meters away and provides access to the road network without coming into the town centre. Shopping facilities in Northbrook Street, Victoria Park and BST gym are all a short walk away.

## DESCRIPTION

Georgian House is a detached four storey office building with private parking to the rear. The second floor offices are arranged to provide cellular offices, four of which are interlinked and two which are independent. There is a small tea point within the second floor offices and male and female WCs are located in the core and shared with other occupiers of the building.

The office suite is to be re-carpeted and redecorated prior to occupation and benefits from the following amenities;

- Gas fired central heating
- Double glazed windows
- Surface mounted LED lighting
- 6 car parking spaces



## EPC

The Energy Performance Certificate rating is C-71. A full copy of the EPC is available on request.

## SERVICE CHARGE

There is a service charge for the repair and maintenance of the exterior of the building and the upkeep of common areas to include;

- External repair of the building
- Repair, maintenance & cleaning of common parts including WCs and staircase
- Repair and maintenance of the external landscaping and car park
- Refuse collection
- Water rates
- Drainage pump
- External window cleaning
- Fire alarm and fire extinguisher provision

The budgeted charge for 2019/20 is presently £7,850 plus VAT. Further details of the services are available on request.



## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of 5 years will contain provision for an upward only rent review.

## RENT

£24,200 plus VAT, per annum exclusive of all other outgoings.

## RATES

Rateable value: £12,250.00  
Rates payable £ 6,014.75 (2019/2020)

**If the tenant is a qualifying occupier for Small Business Rate Relief, they may be able to reduce the rates payable by up to 92% which would reduce the rates payable figure to just £481 per annum.**

We strongly recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

## VIEWING

Strictly by prior appointment with joint agents:

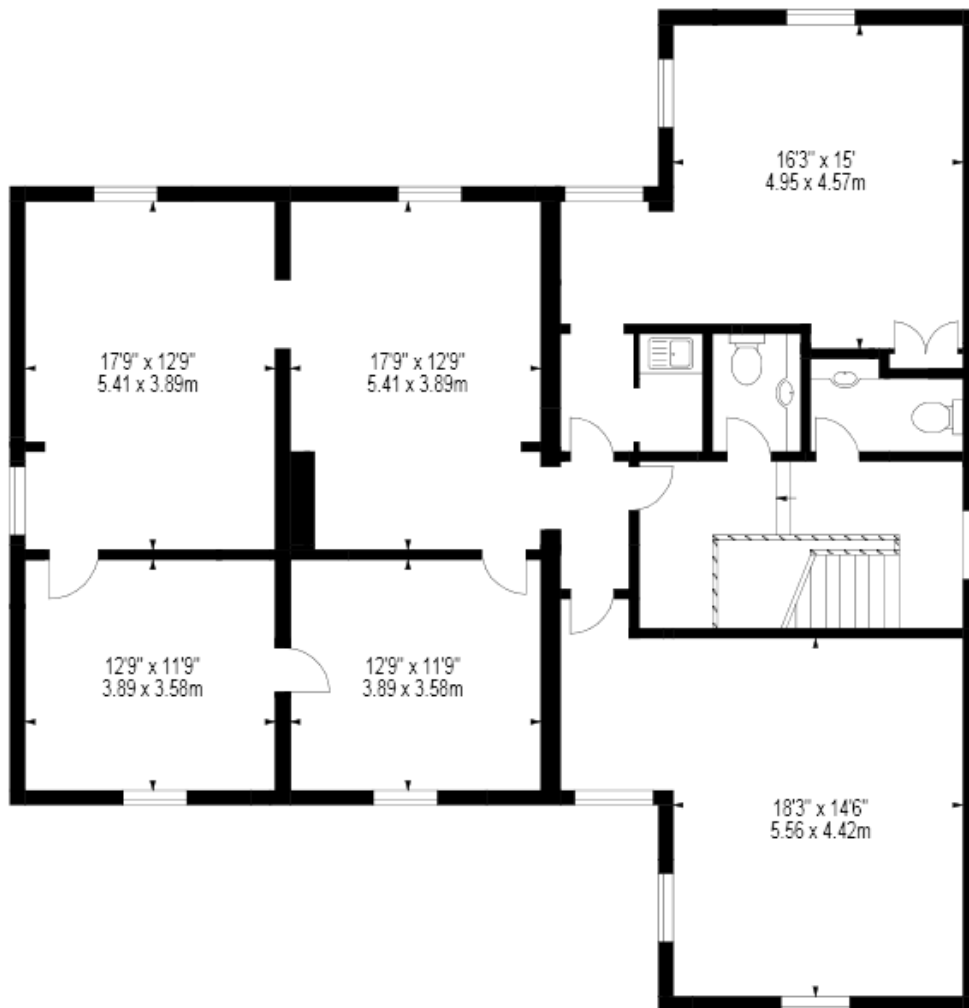
**DEAL VARNEY**  
**(01635) 550211**

Or

**QUINTONS**  
**(01635) 551441**

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\_GeorgianHs  
Subject to Contract  
Details prepared September 2019



Property Details:  
**GEORGIAN HOUSE**  
 67-71 LONDON ROAD  
 NEWBURY  
 RG14 1JN



Surveyed and Drawn By:



Sunnyhill House, 3-7 Sunnyhill Road  
 London, SW16 2UG


**SECOND FLOOR**

**SCALE**  
 1:100 @ A4

Plans Drawn: 08.01.2013

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 www.bkrfloorplans.co.uk  
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Property Details: <b>GEORGIAN HOUSE</b> 67-71 LONDON ROAD NEWBURY RG14 1JN		Surveyed and Drawn By: <b>BKR</b> Sunnyhill House, 3-7 Sunnyhill Road London, SW16 2UG
GROUND FLOOR	SCALE 1:1250 @A4	Tel: 0845 257 2023 Fax: 0845 257 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
Plans Drawn: 08.01.2013		© BKR 2013