

# TO LET



**SERVICED OFFICE SUITES**

**FROM 262 SQ FT**



(Greenham Business Park - photo)

**VENTURE WEST  
THE ENTERPRISE CENTRE  
GREENHAM BUSINESS PARK  
NEWBURY  
RG19 6HX**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

The property is located on the Greenham Business Park (Please see [www.greenham-common-trust.co.uk](http://www.greenham-common-trust.co.uk)), Newbury's largest Business Park and one of the most important business locations in West Berkshire.

The Business Park is located to the south of the town with access from the A339 approximately 10 minutes drive from the town centre of Newbury.

## THE PREMISES

Venture House comprises 59 office suites with a conference room and facilities that can be rented depending on your requirements.

The office space is available to let on an annual licence with mutual 3 months rolling break option. The rent includes service charge and all outgoings. The licence fee is reviewable on an annual basis.

## ACCOMMODATION

Please see the attached schedule; the accommodation changes on a regular basis and whilst we try to ensure the information is up to date we cannot guarantee that is always the case.

## AMENITIES

- Air-conditioning to some suites (if left by previous tenant)
- Suspended ceilings & lighting
- Onsite security
- 24 hour access
- Internet access

## CONNECTIVITY

There is 120mb fibre lease line to the site, the landlord has a network manager who can offer a service for specific broadband need.

## MEETING ROOMS / BOARDROOM

These are rentable by the hour, half day or full day, refreshments and catering services are available at additional costs.

## PARKING

There is ample car parking for the building on a first come first serve basis.

## RENT/SERVICE CHARGE

Please see the attached schedule, the rent includes all outgoings and occupational costs except rates. The rent and service charge is £18.00 per sq ft, per annum.

## RATES

Individual lettings may qualify for Small Business Rates Relief. Please contact the agents for information.

## EPC

Energy Performance Asset Rating F143

## VAT

VAT is added to rent and service charges.

## VIEWING

Strictly by prior appointment with sole agents;

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

**OR**

**RICHARDSON COMMERCIAL**  
**(01635) 282566**

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](http://www.commericalleasecodeew.co.uk)

RD/msw/VentureWest  
Subject to Contract  
Details prepared updated January 2020

## VENTURE WEST LICENCE FEES

GROUND FLOOR					FIRST FLOOR				
East	Size (Sq Ft)	Type of Accommodation	Licence Fee	Status	West	Size (Sq Ft)	Type of Accommodation	Licence Fee	Status
			Per Month					Per Month	
Reception	179	Office		Let	Suite 8	215	Office		Let
Suite 1	45	Copier Room		Let	Suite 9	432	Office		Let
Suite 2-4	1,014	Office		Let	Suite 10-12	500	Office		Let
Suite 5-6	738	Office		Let	Suite 14-14a	300	Office		Let
Suite 7	467	Office		Let	Suite 15-17	573	Office		Let
<b>Total GF East</b>	<b>2,264</b>				Suite 18-19	868	Office		Let
<b>West</b>	<b>Size (Sq Ft)</b>	<b>Type of Accommodation</b>		<b>Status</b>	Suite 20-22	607	Office	£1,070	Available Feb 20
					Suite 23/24	262	Office		Let
This is specialist space ideal for secure document and archive storage					Suite 25	543	Office		Let
Suite 50-52	1,633	Storage		Let	Suite 26	254	Office		Let
Suite 53-55	560	Storage		Let	Suite 27	284	Office		Let
Suite 56	427	Storage		Let	Suite 28	362	Office		Let
Suite 57-58	1,746	Storage		Let	Suite 29-32A	527	Office	£925	Available
Suite 59	92	Storage		Let	Suite 32B-33	276	Office		Let
Suite 60-61	628	Storage		Let	Suite 34	266	Office		Let
Suite 62	178	Storage		Let	Suite 35	652	Office		Let
Suite 63	188	Storage		Let	Suite 36-37	235	Office/Store		Let
Suite 64	334	Storage		Let	Suite 38	264	Office		Let
<b>Total GF West</b>	<b>5,786</b>				Suite 39	275	Office/Store		Let
<b>Prices are exclusive of VAT</b>  Please telephone 01635 550211 to check availability					Suite 40-42	906	Office/Store	£1,600	Available
					Suite 43-44	434	Office		Let
					Suite 45	121	Office		Let
					Suite 46	363	Office		Let
					Suite 47	487	Office	£850	Available
					Suite 48	251	Office	£445	Available Feb 20
					<b>Total First Floor</b>	<b>10,257</b>			