

TO LET



**SEMI-SERVICED OFFICES
FULLY INCLUSIVE RENT**

162 SQ FT



**UNDY'S COTTAGE
39 CHARNHAM STREET
HUNGERFORD
RG17 0EJ**

**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

Undy's Cottage is located on the corner of Charnham Street and the B4192 approximately ¼ mile to the west of Hungerford town centre. It is within walking distance of the main shops and town centre facilities but also provides quick and easy access to Newbury approximately 8 miles to the east and Junction 14 of the M4 motor 3 miles to the north.

DESCRIPTION

There are 4 private offices to let. Each office is equipped with a desk and chairs and the occupier will have shared use of male and female WC's and kitchen, all located on the ground floor. The property also benefits from the following amenities;

- Gas fire in each room
- Spot lights
- Carpets
- Security alarm
- Ultrafast fibre optic broadband connection for which the tenant must pay in addition to the rent
- 1 car parking space included

The tenant will be required to pay for their own broadband and telephone charges.

ACCOMMODATION

Room 1:	LET
Room 2:	162 sq ft
Room 3:	LET
Room 4:	LET

TERMS

The rooms are available to let for a minimum term of 6 months but a longer lease is available if required.

Each room is available to let on an all-inclusive rent to cover;

- Rent
- Business Rates
- Electricity
- Gas heating
- Security and fire alarm maintenance
- Internal and external building repair and decoration
- Office cleaning
- Cleaning of common parts
- Landscaping and car park maintenance
- Building insurance

The landlord is also able to offer discounted gym membership at the Herongate Club, Hungerford



RENT

Room 1:	LET
Room 2:	£93.50 per week
Room 3:	LET
Room 4:	LET

VAT

VAT is not charged on the rent.

EPC

An Energy Performance Certificate is not required for each room as they fall beneath the minimum size requirement.

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.commercialleasecodeew.co.uk

JV/msw/Undys Cottage
Subject to Contract
Details prepared February 2020