

# TO LET



**MODERN OFFICES WITH 8 PARKING SPACES**

**2,144 SQ FT (199.18 SQ M)**



**UNIT 2B  
VOTEC CENTRE  
HAMBRIDGE LANE  
NEWBURY  
RG14 5TN**

**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 situated on Hambridge Lane, Newbury. From the A4 (Hambridge Road traffic lights) turn into Hambridge Road. Turn left at Overbridge Square into Hambridge Lane. Proceed to the end of Hambridge Lane where Votec Centre can be found on the left.

## DESCRIPTION

The property comprises refurbished first floor mainly open plan office space with 5 perimeter directors/meeting rooms.

Facilities include;

- Carpeting
- Suspended ceilings
- Lighting
- Male & female WC's
- Kitchen
- 8 parking spaces

## ACCOMMODATION

	Sq M	Sq Ft
<b>Total</b>	<b>199.18</b>	<b>2,144</b>

## RATING ASSESSMENT

Rateable Value: £19,000

Rates Payable: £ 9,557 (2020/21)

All interested parties should make their own enquiries with West Berkshire District Council to ensure this information is correct.

## SERVICE CHARGE

The service charge for the year commencing 1<sup>st</sup> January is £4,944.45 plus VAT per annum.

## TERMS

The property is available on a new lease agreement. The quoting rent is £21,500 per annum for a term to be agreed.

## VAT

VAT is charged on the rent.

## EPC

The Energy Performance Certificate rating is C-64. A full copy of the report is available on request.

## LEGAL COSTS

Each party is to bear their own costs.

## VIEWING

Strictly by prior appointment with joint agents;

## **DEAL VARNEY**

Contact: Richard Deal

[richard@dealvarney.co.uk](mailto:richard@dealvarney.co.uk)

(01635) 550211

Or

## **QUINTONS**

Contact: Shane Prater

[shane@quintons.co.uk](mailto:shane@quintons.co.uk)

(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)

Details\_2bVotec

Subject to Contract

Details updated March 2020