

TO LET



SELF-CONTAINED OFFICES

8,511 SQ FT (790 SQ M)



**RIVERVIEW HOUSE
FIRST AVENUE
NEWBURY BUSINESS PARK
NEWBURY
RG14 2PS**

**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

The property is located in a discreet part of the Business Park, the prime office address in Newbury, with many national and international companies neighbouring. The Business Park is very close to the A4 and walking distance to the Racecourse Railway Station. There are local facilities including a supermarket, hotel and retail centre in the immediate vicinity of the Business Park.

DESCRIPTION

The property is currently occupied by Bloor Homes who are relocating to a larger building next door. The occupier intends to vacate October and will then undertake a number of improvements but at present the property could be taken with full partitioning and many valuable improvements including cabling.

Riverview House is a two storey office building which offers self-contained space with reception area, ground and first floor WCs and 2 pipe VRV fan coil air-conditioning. There are 35 car spaces, (2 spaces are for disabled use).

ACCOMMODATION

Ground Floor:	4,226 sq ft
First Floor:	<u>4,285 sq ft</u>
Total:	8,511 sq ft

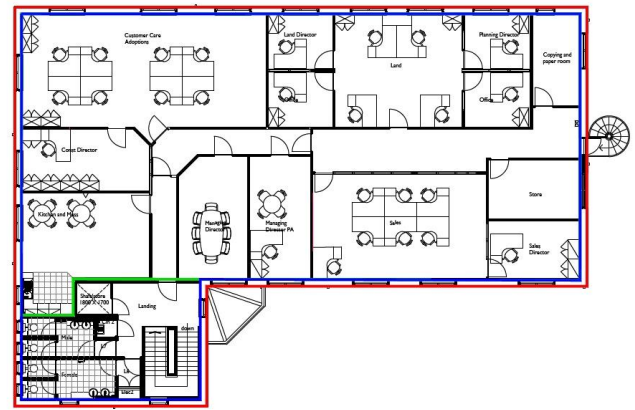
Please note there is a lift shaft but no lift has been installed.

TERMS

The property is available to let on full repairing terms for a minimum term of 5 years and for any term longer than 5 years a rent review will be required in the 5th year.

RENT

£162,355 p.a., plus VAT.



SERVICE CHARGE

There is a service charge for the plot and Business Park alone. The current quarter ending September 2019 is £1,916 plus VAT, which is the budgeted figure and therefore currently running at just below £1 per sq ft, per annum.

RATES

Rateable Value: £97,000
Rates Payable: £50,052 (2020/21)

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

EPC

The Energy Performance Certificate rating is C-66. A full copy of the EPC is available on request.

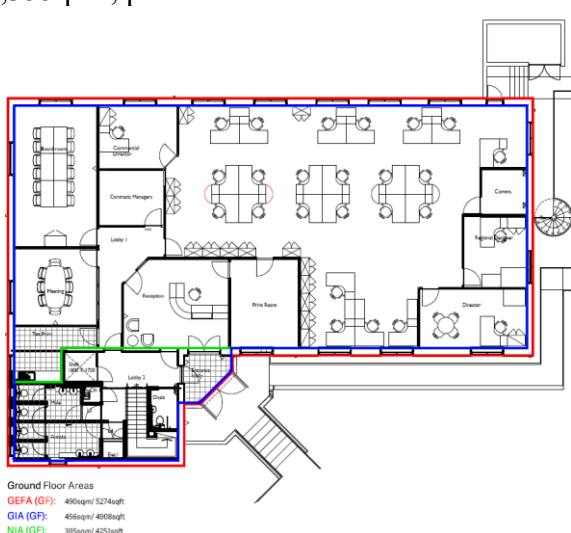
VIEWING

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.commercalleasecodeew.co.uk



RD/msw/RiverviewHs
Subject to Contract
Details updated March 2020