

# TO LET



## GROUND FLOOR OFFICES

**600 SQ FT**



**GROUND FLOOR SOUTH  
ARMOUR HOUSE  
COLTHROP LANE  
THATCHAM  
RG19 4PD**

**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

Armour House is located on Colthrop Way, just off the A4 to the east of Thatcham town centre. This is a very accessible location which provides quick and easy access to junction 12 of the M4 motorway approximately 10 miles to the east and Newbury is just 4 miles to the west.

## DESCRIPTION

The office suite is situated on the ground floor of Armour House which is a two storey office building fronting directly onto Colthrop Way. The suite comprises one large open plan room but it will be possible to install further partitioning to create a private meeting room etc if required.

On the ground floor there are communal male and female WC facilities together with a kitchen/staff breakout area which is also shared with other tenants in the building.

Amenities provided include;

- Suspended ceiling
- Category 2 lighting
- Gas fired central heating
- UPVC double glazed windows
- Carpeting
- Venetian blinds
- Male and female WCs (shared)
- Kitchen/staff room (shared)

## ACCOMMODATION

The net office area is 600 sq ft.

## CAR PARKING

3 car parking spaces are provided but additional overflow spaces may be available as and when required.

## RENT

£7,200 per annum, plus VAT.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas within the property together with provision of electricity and gas and business rates. Gas and electricity charges are based on actual consumption and the indicative costs are;

- Rates £800 p.a.
- Insurance £400 p.a.
- Gas £2,000 p.a.
- Electricity £2,000 p.a.
- Water £100 p.a.
- Maintenance £500 p.a.

Plus VAT where applicable.

## EPC

The Energy Performance Certificate rating is D-76. 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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

JV/msw/ArmourHs\_GroundFloor  
Subject to Contract  
Details prepared July 2020