

TO LET



FIRST FLOOR OFFICE SUITE

829 SQ FT



UNIT H
VENTURE HOUSE
BONE LANE
NEWBURY
RG14 5SH

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk

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LOCATION

Venture House is located on Bone Lane close to the intersection with Hambridge Road. Newbury town centre is approximately ½ mile to the west and the Racecourse Railway Station, which links directly to both Newbury and Reading/Paddington, is less than 1 minute walk from the property.

DESCRIPTION

The vacant accommodation is the first floor office suite at the front of the property facing directly onto Bone Lane. The office comprises one large open plan room which can be subdivided by the occupier if required. On the first floor landing is a small kitchenette for the sole use of the tenant and adjacent to this is a boardroom/meeting room which is available for hire as and when required on separate terms to be agreed. Male and female WCs are on the ground floor and shared with the ground floor occupier.

Amenities provided within the office include;

- Suspended ceiling
- LED lighting
- Gas fired central heating
- Secondary double glazing
- Vertical window blinds
- Carpeting
- Power sockets

Office furniture can be provided if required.



ACCOMMODATION

The net office area is 829 sq ft.

CAR PARKING

4/5 car parking spaces are provided on site.

TERMS

The office is available to let on easy in easy out terms, probably by way of a licence for a minimum period of 12 months. A longer term is available if required.

RENT

£1,000 plus VAT, per month, inclusive of all outgoings to include;

- Rent
- Business rates
- Electricity
- Building insurance
- Heating
- Cleaning of common parts

EPC

The Energy Performance Certificate rating is B-50. 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.commercialleasecodeew.co.uk

Unit H Venture House
Subject to Contract
Details prepared September 2020