

TO LET



**REFURBISHED FIRST FLOOR
AIR-CONDITIONED OFFICES
OVERLOOKING KENNET AND AVON CANAL**

**2,350 SQ FT
(GROSS INTERNAL AREA)**



**UNIT 23 KINGFISHER COURT
HAMBRIDGE ROAD
NEWBURY
RG14 5SJ**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Kingfisher Court is located on Hambridge Road, approximately 1 mile to the east of Newbury Town Centre. The site can be accessed via Mill Lane which leads off the A339 or alternatively from the A4 at the Hambridge Road intersection.

DESCRIPTION

Unit 23 Kingfisher Court is a semi-detached property providing modern office accommodation. It is situated at the top of the Kingfisher Court development and enjoys a prime location on the Estate overlooking the landscaped grounds on the bank of the Kennet and Avon Canal waterways system.

The first floor is available to let. It is arranged as mainly open plan space with some demountable partitioning which can be removed or repositioned to suite the occupier's requirements.

Amenities provided include the following;

- Ceiling mounted air-conditioning
- Suspended ceiling
- LED lighting on first floor
- Kitchen
- Male and female WCs
- Vertical window blinds
- Carpeting throughout
- 8 car parking spaces.

ACCOMMODATION

First Floor: 2,350 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£24,000 plus VAT, per annum.

SERVICE CHARGE

A service charge is levied in respect of maintenance of the common areas on the Estate, presently charged at £1 plus VAT, per sq ft.

RATES

First Floor

Rateable Value: £20,250

Rates Payable: £10,732 (2020/21)

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E and score of 121.

A full copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with joint agents;

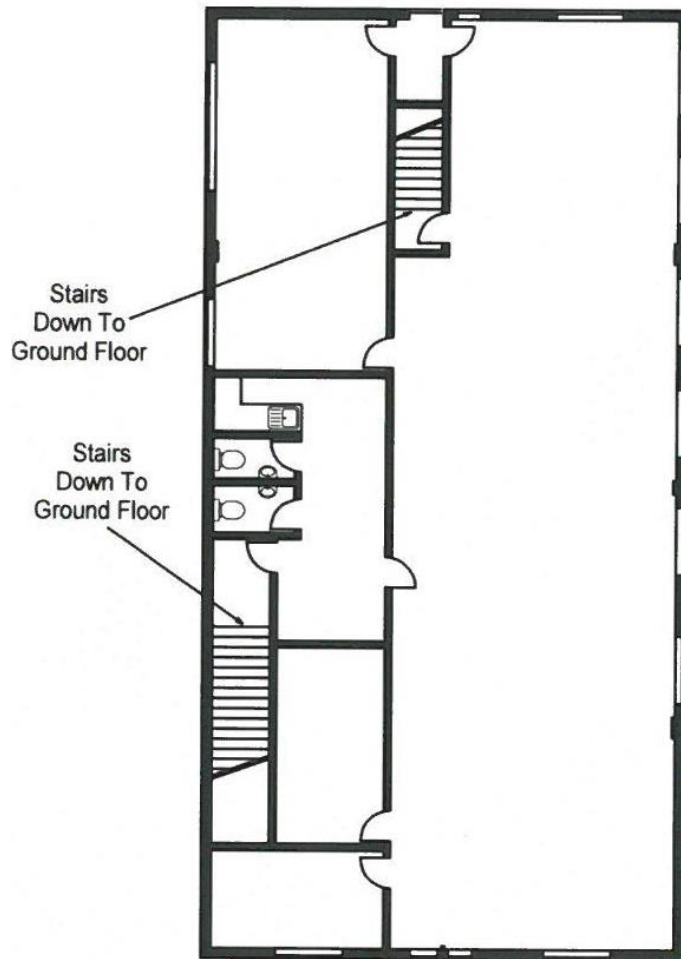
DEAL VARNEY
(01635) 550211

OR

QUINTONS
(01635) 262510

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

JV/msw/23KingfisherCourt
Subject to Contract
Details updated October 2020



FIRST FLOOR

Not to scale