

TO LET



SELF-CONTAINED FIRST FLOOR OFFICES

1,180 SQ FT



**QUILL HOUSE
CHARNHAM LANE
HUNGERFORD
BERKSHIRE
RG17 0EY**

**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

Charnham Lane is a small mixed use business park located off the A4 in the centre of Hungerford. The junction at Charnham Lane and the A4 lies just to the west of the mini motor dealership. The property is within walking distance of the main shops and banks located in Hungerford High Street approximately 300 meters to the south of the property.



DESCRIPTION

Quill House is a modern purpose built two-storey office building constructed in 2008. The first floor office is available to let which provides very attractive open plan accommodation which has been tastefully decorated and is offered fully furnished.

There is a private office that has been partitioned using full height glazing, which offers an attractive boardroom/private office.

Amenities provided with the property include;

- Air-conditioning which both heats and cools the office
- Suspended ceiling with recessed category 2 fluorescent lighting
- Waist height dado trunking for power and datacoms
- Carpeting throughout
- Kitchenette
- Male and female WCs
- Sealed unit double glazed windows
- On site parking for at least 10 vehicles
- Electricity and water separately metered for the first floor

ACCOMMODATION

The office provides a net lettable area of 1,180 sq ft.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be negotiated. Any lease in excess of 3 years will contain provision for an upward only rent review.

RENT

£15,500 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RATES

Rateable Value: £12,750.00

Rates Payable: £ 6,413.00 (2020/2021)

If this is the occupiers only commercial property they may benefit from a rates reduction which could potentially reduce the rates payable figure to approximately £1,600.

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to obtain further information.

EPC

The Energy Performance Certificate rating is D-84. 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 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

JV/msw/details.QuillHouse
Details prepared Oct 2020
Subject to Contract