

TO LET



TWO STOREY PURPOSE BUILT OFFICE

2,279 SQ FT



**UNIT 3
RIVERSIDE HOUSE
MILL LANE
NEWBURY
RG14 5RE**

**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

The property is situated in Mill Lane, approximately ¼ mile from Newbury town centre, close to the junction with the A339.

Mill Lane comprises a number of mixed uses including vehicle sales, repair and maintenance, storage and office facilities.

DESCRIPTION

The property is an end of terrace, two storey purpose built office building with car parking to the rear.

Amenities include;

- LED lighting
- Suspended ceilings
- Gas fired central heating to radiators
- Perimeter trunking
- 9 car parking spaces
- Flexible lease

ACCOMMODATION

Ground Floor:	1,052 sq ft	97.8 sq m
First Floor:	<u>1,227 sq ft</u>	<u>114 sq m</u>
Total:	2,279 sq ft	211.80 sq m

The property is available under a new lease on full repairing and insuring terms for a period to be agreed.

Any lease to be drawn outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

RENT

Rent offers in the region of £28,500 per annum exclusive.

RATES

Ground Floor		
Rateable Value:	£8,800	
Rates Payable:	£4,426 p.a	(2020/21)
First Floor		
Rateable Value:	£9,700	
Rates Payable:	£4,879 p.a	(2020/21)

Small Business Relief may be available, which might enable the tenant to pay zero rates.

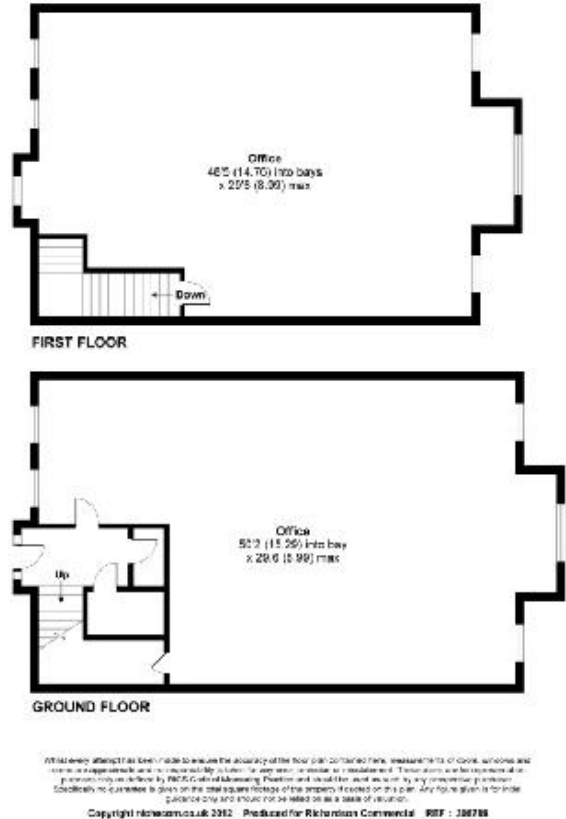
We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC

The Energy Performance Certificate rating is C-68. A full copy of the EPC is available on request.

FLOOR PLAN

Riversdie House, Mill Lane, Newbury, RG14
APPROX. GROSS INTERNAL FLOOR AREA 2219 SQ FT 233.2 SQ METRES



VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

LEGAL FEES

Each party will be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY
(01635) 550211

Or

RICHARDSON COMMERCIAL
(01635) 282566

JV/msw/3Riverside
Subject to Contract
Details prepared Nov 2020