

TO LET



HIGH QUALITY AIR-CONDITIONED TOWN CENTRE OFFICES

4,325 SQ FT



**SECOND FLOOR
NEWBURY HOUSE
KINGS ROAD WEST
NEWBURY
RG14 5XR**

**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

Newbury House is located in the centre of Newbury and is prominently positioned overlooking the A339, close to the Sainsbury's roundabout. This is an excellent location for quick and easy access to all of the town centre facilities and Newbury Railway Station is just 5 mins walk from the property.

DESCRIPTION

Newbury House is a modern, freestanding, 3-storey office building. The available office suite is on the top floor and is accessed via the extremely well appointed, ground floor reception area.

The office suite is predominantly open plan but presently has four partitioned offices which provide a good mixture of sizes including one very large boardroom. These partitioned rooms may be removed or repositioned as required.

There is also a kitchen/breakout area equipped with stainless steel sink, worksurfaces, base and eye level cupboards and provision for dishwasher and fridge-freezer *.

*Please note that the kitchen and partitions may be removed by the former tenant.

Other amenities include;

- Air-conditioning
- Suspended ceiling
- Category 2 fluorescent lights
- Carpeting
- In floor trunking
- Double glazing
- Air-conditioned comms room
- Male and female WCs

ACCOMMODATION

The second floor suite provides a net area of 4,325 sq ft; measured in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

11 parking spaces are provided in the secure on-site car park.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed, but no longer than to December 2024.

RENT

£84,500 plus VAT, per annum, exclusive of all other outgoings. The rent will be paid quarterly in advance.

RATES

Rateable Value: £41,250.00

Rates Payable: £20,583.75 (2021/22)

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

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas within the property to include;

- Passenger lift
- Air-conditioning
- External repair and maintenance
- Window cleaning
- Refuse collection
- Soft landscaping
- Car park
- Stairwell and communal areas
- Building insurance

The budgeted service charge for 2021 is £2,083 plus VAT, per month.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-111. 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

JV/msw/NewburyHouseSF
Subject to Contract
Details prepared March 2021