



CYGNET HOUSE

2,745 sq ft (255 sq m) to 10,980 sq ft (1,020 sq m)
To Let/For Sale



FOUR HIGH QUALITY OFFICE UNITS

SITE SALE

DESIGN & BUILD

PRE-LET OPPORTUNITY

DESCRIPTION

Cygnet House, will provide a fantastic design & build, pre-let, or site purchase opportunity for a cluster of four self contained office units from 2,745 sq ft (255 sq m) up to 10,980 sq ft (1,020 sq m) approximately on Newbury's premier business park.

In a prime location within the park, overlooking the River Lambourn, the units will offer picturesque vistas whilst retaining excellent connectivity and transport links.

Designed to a high specification with sustainability to the fore, you have the scope to tailor the finer details to your exact requirements, creating an individual space which supports and improves the running of your business. Set in well-maintained grounds, with 24 hour access and security; there is a service charge for site and park maintenance to ensure the best level of working environment for you.

TYPICAL SPECIFICATION

- 3 pipe fan coil air conditioning
- 2.6m finished floor to ceiling
- Fully accessible raised floors (150mm)
- Sustainability – build to your BREEAM requirements
- Bicycle storage
- Shower facilities
- Excellent car parking

www.riverreachnewbury.com



Misrepresentation Act 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. Finance Act 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Services: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. All area measurements are approximate. Designed by www.tlgd.co.uk October 2013