

TO LET



SERVICED OFFICE SUITES

FROM 167 SQ FT



(Greenham Business Park - photo)

**LIBERTY HOUSE
THE ENTERPRISE CENTRE
GREENHAM BUSINESS PARK
NEWBURY
RG19 5HW**

**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 located on the Greenham Business Park (Please see www.greenham-common-trust.co.uk), Newbury's largest Business Park and one of the most important business locations in West Berkshire.

The Business Park is located to the south of the town with access from the A339 approximately 10 minutes drive from the town centre of Newbury.

THE PREMISES

Liberty House comprises 44 office suites with a conference room and facilities that can be rented depending on your requirements.

The office space is available to let on an annual licence with mutual 3 months rolling break option. The rent includes service charge and all outgoings. The licence fee is reviewable on an annual basis.

ACCOMMODATION

Please see the attached schedule; the accommodation changes on a regular basis and whilst we try to ensure the information is up to date we cannot guarantee that is always the case.

AMENITIES

- Air-conditioning
- Suspended ceilings
- Onsite security
- 24 hour access
- Internet access
- Reception services available

CONNECTIVITY

There is 120mb fibre lease line to the site, the landlord has a network manager who can offer a service for specific broadband needs.

MEETING ROOMS / BOARDROOM

These are rentable by the hour, half day or full day, refreshments and catering services are available at additional costs.

PARKING

There is ample car parking for the building on a first come first serve basis.

TERMS

Leases of 3-5 years available

RENT

Please see the attached schedule, the rent includes all outgoings and occupational costs except rates. The rent and service charge is £31.00 per sq ft, per annum.

RATES

Individual lettings may qualify for Small Business Rates Relief. Please contact the agents for information.

EPC

Energy Performance Asset Rating F133

VAT

VAT is added to rent and service charges.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

OR

RICHARDSON COMMERCIAL
(01635) 282566

THE ENTERPRISE CENTRE			
LIBERTY HOUSE			
	Size (Sq Ft)	Licence Fee per Month	Status
Ground Floor			
Suite 9	387		Conference Room
Suite 12	387	£1,000	Available April 20
Suite 13	193		Meeting Room
Suite 15	161	£450	Available Spring 20
Suite 16	167	£450	Available Spring 20
Suite 17	334	£950	Available Spring 20
Suite 19	167	£450	Available
Suite 21	336	£950	Available
First Floor			
Suite 27	187	£500	Available
Suite 32	387	£1,000	Available
Suite 42	167	£450	Available

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