

TO LET



FIRST FLOOR AIR-CONDITIONED OFFICE

1,437 SQ FT



**5 STATION ROAD
HUNGERFORD
BERKSHIRE
RG17 0DY**

**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 in the centre of Hungerford just off Station Road. The main railway station is approximately 50 yards away, Tesco's supermarket approximately 100 yards and Hungerford High Street just over 150 yards. Junction 14 of the M4 motorway is approximately 4 miles to the north and Newbury lies approximately 8 miles to the east.

DESCRIPTION

The property was originally constructed to provide warehouse and office accommodation but has recently undergone a substantial refurbishment programme which has transformed the building into very good office accommodation on ground and first floors. The first floor accommodation is available to let as a self-contained independent suite. It is presently arranged as an open plan area with one private boardroom / large office created using full height glazed partitioning. Other partitioned offices may be created by the occupier to suite their specific requirements.

Amenities provided include;

- Air-conditioning
- Suspended ceiling
- Recessed category 2 fluorescent lighting
- UPVC double glazed windows
- Balcony breakout area accessed via bi-fold doors
- Wood laminate flooring and carpeting
- Open plan kitchen with dishwasher, fridge, drinks fridge, work surface and wood laminate flooring
- Security alarm
- Male and female toilets

ACCOMMODATION

The available office accommodation comprises a gross internal area of 1,437 sq ft (excluding the ground floor WC's).

CAR PARKING

6 car parking spaces are provided on site but additional spaces may be available via the Council car park which adjoins the property.

TERMS

The office suite is available to let for a term of 2 years with potential to extend by agreement.

RENT

£17,000 plus VAT, per annum, to include;

- Rent
- Rates
- Building Insurance
- Gas
- Electricity
- External maintenance

REPAIRS

The tenant will be directly responsible for the repair and maintenance of the interior of the office suite and the landlord will repair and maintenance the exterior of the building.

EPC

The Energy Performance Certificate rating is C-72. A full copy of the EPC is available on request.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(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

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Subject to Contract
Details prepared August 2020