

# TO LET



**FULLY-SERVICED OFFICES  
FULLY INCLUSIVE RENT**

**129 SQ FT - 291 SQ FT**

(Now available with discounted gym membership  
at Herongate Club, Hungerford)



**UNDY'S COTTAGE  
39 CHARNHAM STREET  
HUNGERFORD  
RG17 0EJ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://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

Undy's Cottage is located on the corner of Charnham Street and the B4192 approximately ¼ mile to the west of Hungerford town centre. It is within walking distance of the main shops and town centre facilities but also provides quick and easy access to Newbury approximately 8 miles to the east and Junction 14 of the M4 motor 3 miles to the north.

## DESCRIPTION

There are 3 private offices to let. Each office is equipped with a desk and chairs and the occupier will have shared use of male and female WC's and kitchen, all located on the ground floor. The property also benefits from the following amenities;

- Gas fire in each room
- Spot lights
- Carpets
- Security alarm
- Ultrafast fibre optic broadband connection
- 3 car parking space included
- Electric car charging point

## ACCOMMODATION

Room 1:	LET
Room 2:	162 sq ft
Room 3:	LET
Room 4:	129 sq ft

## TERMS

The rooms are available to let for a minimum term of 1 month but a longer lease is available if required.

Each room is available to let on an all-inclusive rent to cover;

- Rent
- Business Rates
- Electricity
- Gas heating
- Security and fire alarm maintenance
- Internal and external building repair and decoration
- Office cleaning
- Cleaning of common parts
- Landscaping and car park maintenance
- Building insurance
- Broadband

The tenant will be required to pay for their own telephone charges.

The landlord is also able to offer discounted gym membership at the Herongate Club, Hungerford



## RENT

Room 1:	LET
Room 2:	£93.50 per week
Room 3:	LET
Room 4:	£74.50 per week

## VAT

VAT is not charged on the rent.

## EPC

An Energy Performance Certificate is not required for each room as they fall beneath the minimum size requirement.

## 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](http://www.commericalleasecodeew.co.uk)

JV/msw/Undys Cottage  
Subject to Contract  
Details prepared November 2020