

FOR SALE / TO LET



**REFURBISHED AIR-CONDITIONED
OFFICES**

4,680 SQ FT



**24 KINGFISHER COURT
HAMBRIDGE ROAD
NEWBURY
RG14 5SJ**

**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 Kingfisher Court which is an established and popular business centre off Hambridge Road. Newbury town centre is approximately $\frac{3}{4}$ mile to the west and Hambridge Road connects to the A4 and A339 road networks.

DESCRIPTION

Unit 24 is an end of terrace, two storey property. The property provides open plan office accommodation and occupies a prominent position in the centre of the Estate. It also has very attractive views over the garden area and stream to the rear.

The electrical services internally have been arranged so that the floors can be let individually and separately metered. There is however only one gas meter and water meter to those bills would be apportioned equally between the floors.

Amenities Provided Include:

- Recessed category 2 fluorescent lighting
- 3 phase power and mains gas
- Air-conditioning
- Back up gas fired central heating
- Security alarm
- Tea point
- Male and female WC's
- Some partitioning in part which can be removed if required
- Aluminium low maintenance window frames
- 18 car parking spaces

ACCOMMODATION

Ground floor:	2,340 sq ft
First floor:	2,340 sq ft
Total:	4,680 sq ft

This area has been measured on a gross internal basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

TERMS

The building is available for sale as a virtual freehold held on a 999 year lease from 1989. The asking price is £360,000.

Alternatively it is offered to let on a new full repairing and insuring lease for a term to be agreed at a rental of £42,000 per annum, exclusive of all other outgoings.

VAT

VAT is not charged on the sale price or the rent.

SERVICE CHARGE

There is a service charge for maintenance of common areas on the Estate which includes;

- External building repairs/maintenance
- Hard and soft landscaping on the Estate
- Refuse collection
- Management fees
- Lighting and road maintenance
- Site security

Further details of the present charge are available on request.

RATES

First Floor

Rateable Value: £22,050.00

Rates Payable: £11,002.95 p.a. (2021/22)

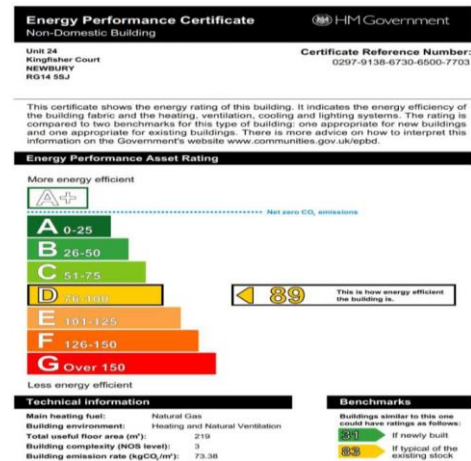
Ground Floor

Rateable Value: £21,750.00

Rates Payable: £10,853.25 p.a. (2021/22)

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

EPC



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