

TO LET



ATTRACTIVE RIVERSIDE OFFICES

2,306 SQ FT
(GROSS INTERNAL AREA)



**28 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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury. The site is approached from either the A4 or A34, both of which give quick and easy access to Newbury town centre as well as the M4 motorway approximately 5 miles to the north.

DESCRIPTION

Kingfisher Court covers some 4 acres of land fronting the Kennet and Avon Canal and has won many environmental awards for excellence in landscaping. The courtyard design provides a quiet working environment with excellent car parking facilities.

Unit 28 provides office/workshop accommodation on the ground floor which is open plan space. It has a good level of natural light with windows to the front, rear and large sliding patio windows on the side wall that front directly out onto the landscaped gardens facing towards the Kennet and Avon Canal. There are 2 WCs on the ground floor and a kitchenette. The first floor was originally built to provide open plan space but has subsequently been partitioned to provide 3 offices, a server room and a board room. There is a small kitchen area and WC on the first floor.



Amenities provided with the property include the following;

- Suspended ceiling with recessed Category 2 fluorescent lighting
- Dado trunking for data and power on each floor
- Gas fired central heating
- Security shutters on the ground floor windows
- Male and female WCs on each floor

ACCOMMODATION

Ground Floor:	1,153 sq ft
First Floor:	1,153 sq ft
Total:	2,306 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£18,500 per annum, plus VAT, exclusive of all other outgoings.

RATES

Rateable Value: £16,000

Rates Payable: £7,984 p.a. (2021/2022)

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

EPC

The Energy Performance Certificate Rating is E-109.

A full copy of the EPC is available on request.

SERVICE CHARGE & INSURANCE

Service charge is currently £613.05 per quarter and insurance is currently £537.30 per annum.

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.commercialleasecodeew.co.uk

RD/msw/28Kingfisher
Subject to Contract
Details updated March 2021