

# TO LET



## AIR-CONDITIONED GROUND FLOOR OFFICES

2,788 SQ FT – 6,103 SQ FT



### ASTOR HOUSE NEWBURY BUSINESS PARK NEWBURY RG14 2PZ

**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.

## LOCATION

Newbury Business Park is located less than 1 mile from Newbury town centre on the A4, which is a major arterial route in the town. It is ideally placed to provide quick and easy access to both the town centre and Junction 13 of the M4 motorway approximately 4 miles to the north.

## DESCRIPTION

Astor House is a prominent two storey building situated at the entrance to the Business Park. The available accommodation is on the ground floor and comprises two vacant suites which can be let individually or combined. However, it should be noted that these are not adjoining suites and cannot be interconnected.

The property has a central communal entrance lobby and is set in attractive landscaped ground with on site car parking.

Each office suite provides open plan accommodation but there is some partitioning to provide a variety of room sizes which can be removed if not required or additional partitions can be installed by the tenant to suite their specific requirements.

Amenities provided include;

- Air-conditioning
- Full accessed raised flooring
- Carpeting throughout
- Double glazing
- Suspended ceiling with recessed Category 2 fluorescent lighting
- Shared WC facilities in the common areas

## ACCOMMODATION

Suite 1:	2,788 sq ft
Suite 2:	3,315 sq ft
Total:	6,103 sq ft

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## CAR PARKING

Suite 1:	10 spaces
Suite 2:	13 spaces

## TERMS

A new lease term is available for a period to be agreed.

## RENT

Suite 1:	£44,600 plus VAT, per annum
Suite 2:	£53,000 plus VAT, per annum

These rents equate to £16 per sq ft.

## RATES

### Suite 1

Rateable Value: £31,250.00  
Rates Payable: £15,593.75 (2021/22)

### Suite 2

Rateable Value: £42,500.00  
Rates Payable: £21,207.50 (2021/22)

## SERVICE CHARGE

A service charge is levied in respect of maintenance and repair of the exterior of the building and internal common parts. It also includes maintenance and repair of the air-conditioning and external landscaping, car parking and site security.

## EPC

The Energy Performance Certificate rating is C-58. A full copy of the EPC is available on request.

## 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/Astor House  
Subject to Contract  
Details updated March 2021