

TO LET



AIR-CONDITIONED GROUND FLOOR OFFICE SUITE

759 SQ FT



**BENYON HOUSE
NEWBURY BUSINESS PARK
NEWBURY
RG14 2PZ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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 Business Park is the premier business location in Newbury, located just to the east of the town centre with many amenities surrounding including retail, hotel and leisure facilities.

DESCRIPTION

The office suite forms part of the ground floor of a large building which is let to a number of tenants and where there are shared facilities. There is a common entrance reception and communal WC's and kitchen facility.



The office suite is open plan but can be partitioned by the occupier to suite their requirements. It benefits from the following amenities;

Amenities;

- Air-conditioning
- Carpeting throughout
- Communal kitchen
- 2 WC's
- Under floor cabling, data and power
- 3 car parking spaces

ACCOMMODATION

759 sq ft. This area has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

New lease is available on terms to be agreed.

RENT

£12,150 plus VAT, per annum.

SERVICE CHARGE

A service charge is levied in respect of common areas within the property to include the external repair and maintenance, repair and maintenance of all internal common parts, management of the air-conditioning and, external landscaping and site security services. The budgeted charge for 2020 is £6,750 plus VAT.



Reception

RATES

Rateable Value:	£8,200.00	
Rates Payable:	£4,091.80	(2021/22)

If this is the occupiers only commercial property they will benefit from 100% rate relief and will pay zero rates.

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

EPC

The Energy Performance Certificate rating is E-101
A full copy of the EPC is available on request.

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

JV/msw/BenyonHs
Subject to Contract
Details updated March 2021