

# TO LET



## ATTRACTIVE CHARACTER OFFICES WITH ADDITIONAL STORAGE

**1,043 SQ FT  
PLUS STORAGE**



**REAR OF 31 CHARNHAM STREET  
HUNGERFORD  
BERKSHIRE  
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.

## LOCATION

The property is located just off Charnham Street which is the main A4 running east west through Hungerford. This is an excellent location which provides quick and easy access to the town centre and Junction 14 of the M4 motorway is approximately 3 miles to the north.

## DESCRIPTION

The offices are arranged on the ground and first floor and provide very attractive space. There are two offices on the ground floor and a large open plan space on the first floor which has been subdivided using demountable partitioning.

The main ground floor office has been fitted with a polished slate floor. The smaller ground floor office and the entire first floor are carpeted throughout. On the ground floor there is 1 WC with washbasin and a small tea-point, plus an additional storage/comms room.

This building also has the benefit of good quality storage accessed through double garage doors which provides space for storing a vehicle or other products on the ground floor with a small mezzanine area above.



## AMENITIES

- Electric storage heating
- Polished slate floor
- Carpeting
- First floor exposed timber beams
- 1 x WC
- Tea-point

## ACCOMMODATION

Ground floor office:	563 sq ft
First floor office:	480 sq ft
Garage store:	282 sq ft
Mezzanine:	<u>75 sq ft</u>
Total:	1,400 sq ft



## CAR PARKING

2 car parking spaces are provided on site.

## TERMS

The property is available to let on a new internal repairing and insuring lease for a term to be agreed. The tenant will be required to make an annual contribution towards the Sinking Fund to enable the landlord to redecorate the exterior of the property as and when required.

## RENT

£14,000 per annum exclusive of all other outgoings. VAT will not be charged on the rent.

## RATES

We understand that the property is delisted from the Valuation Office Rating Assessment and no information on the potential rates payable is formally available. However, we would anticipate that the property will have a rateable value of less than £12,000 and therefore it is highly likely that qualifying tenants will benefit from 100% rate relief.

All interested parties should make their own enquiries with West Berkshire District Council to obtain further information.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-107. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**

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