

# TO LET



## HIGH QUALITY AIR-CONDITIONED GROUND FLOOR OFFICES

**2,689 SQ FT**



### **GROUND FLOOR LINDENMUTH HOUSE BUILDING 37 GREENHAM BUSINESS PARK THATCHAM RG19 6HW**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Lindenmuth House is situated in a prominent position at the entrance to Greenham Business Park. The Park is located on the A339, approximately 3 miles to the southeast of Newbury.

## DESCRIPTION

Lindenmuth House is a modern high quality two storey office building set in landscaped grounds close to the main entrance of Greenham Business Park.

The ground floor office suite is predominantly open plan but does have the added benefit of a large kitchen/staff room, two private offices and an air-conditioned comms room. Further partitioning can be installed by the tenant if required. The suite has been fully refurbished and is offered to let in excellent decorative order and benefits from the following amenities;

- Air-conditioning
- Suspended ceiling
- Category 7 recessed lighting
- Carpeting
- Waist height trunking for power and data
- Double glazing
- Shower
- Male, female and disabled WC



## ACCOMMODATION

The office provides 2,689 sq ft. This has been measured on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## CAR PARKING

11 car parking spaces are provided on site.

## TERMS

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

## RENT

On application.

## RATES

Rateable Value: £18,000  
Rates Payable: £ 8,982 (2021/22)

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B-49. A full copy of the EPC is available on request.

## SERVICE CHARGE

A service charge will be levied in respect of maintenance of common areas within the property to include cleaning of the corridors, staircase and WCs. It also covers external repair and maintenance of the building and electricity costs which are apportioned pro-rata with the occupier of the first floor suite. The budgeted charge is presently £4 plus VAT, per sq ft, per annum.

A further service charge is levied in respect of the Estate, which is charge at £1 plus VAT, per sq ft, per annum, which includes external landscaping, roads and footpath maintenance, street lighting and 24 hr site security.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

**OR**

**RICHARDSON COMMERCIAL**  
**(01635) 282566**

JV/msw/LindenmuthHs  
Subject to Contract  
Details prepared May 2021

