

# TO LET



**SELF CONTAINED MODERN AIR-CONDITIONED OFFICES**

**2,186 SQ FT**



**2 TOOMERS WHARF  
CANAL WALK  
NEWBURY  
RG14 1DY**

**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

The property is located in the centre of Newbury adjacent to the Kennet and Avon Canal, just off Northbrook Street. Access is via Northbrook Street or Park Way through the car park to the rear of Camp Hopson.

## DESCRIPTION

2 Toomers Wharf is a self contained three storey office building. It is constructed from cavity brick walls beneath a pitched slate roof and provided with ground floor reception, kitchen and air-conditioned comms room with two private offices on the ground floor and open plan offices on the first and second floor.

The building has been fully refurbished and is offered to let in excellent decorative order and benefits from the following amenities;

- Air-conditioning
- Suspended ceilings
- LED lighting
- Gas fired central heating
- In-floor trunking for power and data
- Air-conditioned comms room
- Kitchen
- Male and female WC facilities on the ground and first floors
- 9 on site car parking spaces

## ACCOMMODATION

Reception:	200 sq ft
Ground Floor	
Office 1:	108 sq ft
Office 2:	223 sq ft
Kitchen:	79 sq ft
Comms Room:	67 sq ft
First Floor	
Office:	710 sq ft
Second Floor	
Office:	<u>799 sq ft</u>
Total:	2,186 sq ft

The building has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

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

## RENT

£40,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

## RATES

Rateable Value:	£27,000
Rates Payable:	£13,473 (2021/2022)

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-71. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

**OR**

**RICHARDSON COMMERCIAL**

**(01635) 282566**

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](http://www.commercialleasecodeew.co.uk)

JV/msw/2ToomersWharf  
Subject to Contract  
Details prepared May 2021