

# TO LET



**OFFICE SUITES AVAILABLE ON  
FLEXIBLE ALL INCLUSIVE BASIS  
OR CONVENTIONAL LEASE TERMS**

**FROM 415 SQ FT – 1,129 SQ FT**



**BROADWAY HOUSE  
4-8 THE BROADWAY  
NEWBURY  
RG14 1BA**

**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 town centre in the heart of the retail zone and close to all facilities. The railway station is about 10 minutes walk and there is access via the London Road to the road network, the A338 for the M4 (J13) about 4 miles distant.

## DESCRIPTION

The property is a prominent office building which offers serviced space on the second floors currently divided into a variety of room sizes and limited parking to the rear. There is a Du Pre voice over telephone system and internet with handsets if required; tenants can have their own numbers.

## Amenities

- Cat II lighting
- 2 sets WCs per floor
- Carpeted throughout
- Air-conditioning
- Lift
- Fitted Kitchen
- Conference boardroom – hired by the hour
- Phone and broadband connections
- Reception desk and support services
- Limited parking may be available on separate negotiation

## ACCOMMODATION

Individual rooms from 415 sq ft. Largest single room of 714 sq ft. All measurements based on Net Internal Area

## LEASE

The suites are available on either a flexible lease for a minimum term of 12 months or a longer lease by negotiation.

## RENT

An all-inclusive rent of £25.00 psf is charged. This covers rent, business rates, heat, light, cleaning, refuse collection.

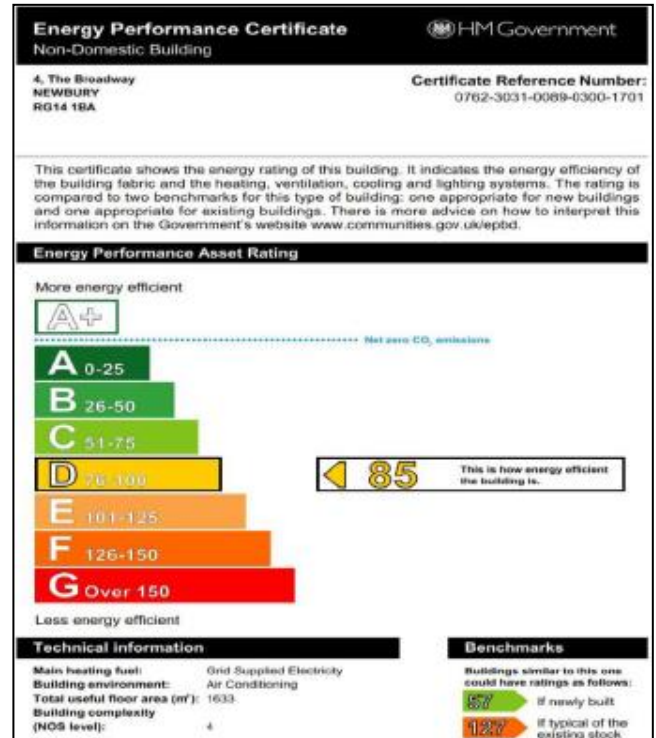
## RATES

Included in the rent.

## VAT

VAT is not charged on the rent but is charged on services.

## EPC



## LEGAL FEES

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

**Joint agent 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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

JV/msw/BroadwayHouse  
Subject to Contract  
Details updated July 2021

## Broadway House Availability

### Ground Floor

Description	Status	Net Area		Monthly Fee (Subject to Negotiations)
G1-G3	Available	39 sq m	415 sq ft	£750 per month
G4 -G5	Let 2 days/week	24 sq m	256 sq ft	
G6	Let	70 sq m	750 sq ft	
G7 -G8	Available	46 sq m	500 sq ft	
G9	Available for hire	33 sq m	350 sq ft	
G10	Available for hire	33 sq m	350 sq ft	
G11	Let	4.5 sq m	49 sq ft	
G12	Let	4.7 sq m	50 sq ft	
G13	Let	4.7 sq m	50 sq ft	
G14	Let	22 sq m	231 sq ft	
G15	Available for hire	8.5 sq m	92 sq ft	
G16	Let	9 sq m	95 sq ft	
G17	Let	56 sq m	601 sq ft	

### First Floor

Description	Status	Net Area		Monthly Fee (Subject to Negotiations)
F1	Let	32 sq m	344 sq ft	
F2	Available for hire		72 sq ft	
F3	Available for hire		78 sq ft	
F4	Let	13 sq m	144 sq ft	
F5	Let	24 sq m	257 sq ft	
F6	Available for hire		47 sq ft	
F7	Available for hire		47 sq ft	
F8	Let	9 sq m	95 sq ft	
F9a	Available for hire		375 sq ft	
F9b	Let		300 sq ft	
F10	Let	19 sq m	203 sq ft	
F11	Let	19 sq m	204 sq ft	
F12	Let	30 sq m	328 sq ft	
F13	Let	12 sq m	125 sq ft	
F14 A	Available for hire	21 sq m	85 sq ft	
F14 B	Let	22 sq m	140 sq ft	

### Second Floor

Description	Status	Net Area		Monthly Fee (Subject to Negotiations)
S9	Let	37 sq m	400 sq ft	
S10	Available	17 sq m	180 sq ft	£325 per month
S11 & 12	Let			
S13 - 15	Let	66 sq m	714 sq ft	