

TO LET



HIGH QUALITY AIR-CONDITIONED TOWN CENTRE OFFICES

719 SQ FT – 1,988 SQ FT



**THE COURTYARD
2 LONDON ROAD
NEWBURY
RG14 1AX**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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 Courtyard is located on London Road, close to the junction with The Broadway, at the northern end of Newbury town centre. This is a popular office location as it provides quick and easy access to the A4, the A339 and junction 13 of the M4 motorway, 4 miles to the north. Northbrook Street and the Park Way retail centre are just 5 minutes walk from the building.

DESCRIPTION

The available offices are presently arranged as four suites which are available to let either individually or as various combinations. Suites A, B and C are situated on the first floor and Suite D on the second floor. Access is via a communal ground floor entrance/reception. Suites A, B and C are presently interconnected but can easily be separated to provide self-contained office areas. Male and female WC facilities are located in the common parts core around the staircase and Suites A and C are presently fitted with tea-point/kitchenette.

The Courtyard is a modern office complex and provides good quality bright and open space which is offered in excellent decorative order and provides the following amenities.

- Air-conditioning
- Suspended ceiling
- LED lighting
- Skirting trunking for data and comms
- Male and female WC facilities
- Tea point



ACCOMMODATION

First Floor

Suite A:	LET
Suite B:	1,269 sq ft
Suite C:	LET

Second Floor

Suite D:	<u>719 sq ft</u>
Total:	1,988 sq ft

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

CAR PARKING

Suite B – 4 spaces
Suite C – 9 spaces
Suite D – 2 spaces



TERMS

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

RENT

Suite B:	£20,300 plus VAT, per annum
Suite D:	£11,500 plus VAT, per annum

The quoted rents equate to £16 per sq ft.

SERVICE CHARGE

A service charge is levied in respect of maintenance of the exterior of the building, internal common parts and external landscaping together with the air-conditioning system and car park maintenance. The budgeted charge for 2020 is £3.55 plus VAT, per sq ft, per annum. Further details of the service charge are available on request.

RATES

Suites A, B & C are presently assessed as one unit with a rateable value of £49,750 and rates payable of £25,024 equating to £4.50 per sq ft payable (2020/21).

Suite D has a rateable value of £4,200 with rates payable of £2,112.60 equating to £2.94 per sq ft (2020/21).

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

EPC

The Energy Performance Certificate rating is C-67. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with joint agents;

DEAL VARNEY
(01635) 550211

Or

BRUNSDEN ASSOCIATES
(01635) 255501

JV/msw/TheCourtyard
Subject to Contract
Details updated Sept 2021

