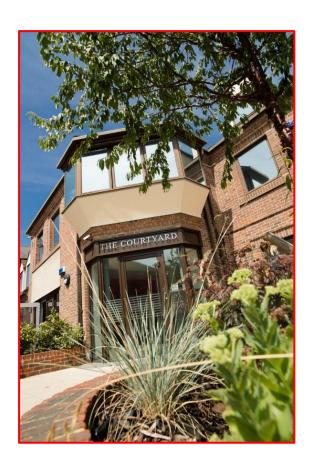
# TO LET



# 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/wendor or its agents. Deal Vargey (Newbury) Ltd. A prospective lesser/ourchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

### 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:
 719 sq ft

 Total:
 1,988 sq ft

This area has been measured on a net lettable basis in accordance with the RICS Code of Measuring Practice ( $6^{th}$  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**

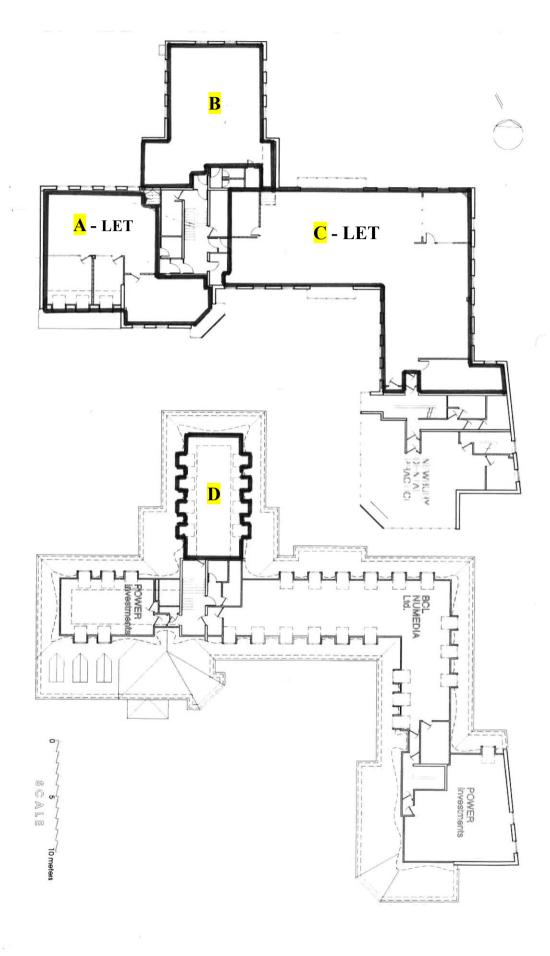
Strictly by prior appointment with joint agents;

DEAL VARNEY (01635) 550211

Or

BRUNSDEN ASSOCIATES (01635) 255501

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



N/A Rev