

TO LET



HIGH QUALITY AIR-CONDITIONED OFFICES

803 SQ FT



**ASCENSIA HOUSE
ALBERT ROAD
NEWBURY
RG14 1DL**

**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

Ascensia House is located just off Northbrook Street in the centre of Newbury. It is a prime office location providing quick and easy access to all of the town centre facilities without being restricted by the pedestrianised zone. Located on the north side of Newbury it also provides direct access to Junction 13 of the M4 motorway approximately 4 miles to the north via the A339.

Description

This is a self-contained freestanding property providing offices on ground, first and second floors. The available suite is on the second floor and has its own private entrance leading directly to the staircase.

The office provides open plan accommodation with a new tea-point/staffroom partitioned off from the main area with high quality full height glass partitioning.

The office is air-conditioned and presently equipped with office furniture which is available if required by the ingoing tenant. Other amenities within the suite include;

- Suspended ceiling
- LED lighting
- Air-conditioning
- Gas fired central heating
- New carpeting throughout
- Storage cupboards
- Air-conditioned staff room/kitchenette
- Sealed unit double glazing
- Fitted window blinds
- Intercom to ground floor entrance door
- Skirting trunking for power and data cabling
- Male & female WCs on each floor shared with the other occupier of the property

CAR PARKING

3 parking spaces are provided with the property in the car park adjacent to the building.

TERMS

The office suite is offered to let for a term to be agreed subject to a minimum period of 2 years.

RENT

£15,250 per annum, exclusive of all other outgoings. VAT will be charged on the rent and rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to the covenant strength of the ingoing tenant the landlord reserves the right to request at least 3 months rent deposit plus VAT.

RATES

The property is presently assessed as one building with a rateable value of £25,565 which means the rates payable for the second floor will equate to £3,356 (2020/2021).

Subject to landlord's consent it may be possible to have the second floor separately accessed which could produce a rateable value of circa £7,000 per annum, which would mean that if this is the occupiers only commercial building they will benefit from 100% rate relief. This matter can be investigated further with the landlord in due course.

SERVICE CHARGE

A service charge will be levied in respect of maintenance and repair of common parts to include;

- Cleaning of common parts including WCs
- Air-conditioning running costs and servicing
- Electricity
- Gas
- Repair and maintenance of the boiler
- Repair and maintenance of the car park
- Repair and maintenance of the exterior of the property

Full costs have yet to be identified but information will be available on request.

EPC

The Energy Performance Certificate rating is E-104 A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

