

TO LET



MODERN TOWN CENTRE OFFICES

1,265 SQ FT



**GEORGIAN HOUSE
67-71 LONDON ROAD
NEWBURY
RG14 1JN**

**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.

LOCATION

Georgian House is located on London Road at the north end of Newbury town centre, directly opposite the Aldi supermarket. This property is just 5 mins walk to Northbrook Street, which is the main retail area of the town and houses all of the main shopping and banking facilities.

London Road connects directly with the main Robinhood Roundabout which provides direct access to Junction 13 of the M4 motorway, approximately 4 miles to the north.

DESCRIPTION

Georgian House is a multi-let office building spread over 4 floors. The main entrance is on the ground floor with a central core housing the staircase and the communal WC facilities.

The ground floor is arranged to provide mainly open plan space but does have one smaller private office and a separate meeting room. It is offered in excellent decorative order and benefits from the following amenities;

- Gas fired central heating
- High quality carpeting
- Network cabling
- LED lighting
- Kitchenette

ACCOMMODATION

Main office:	1,002 sq ft
Meeting room:	<u>263 sq ft</u>
Total:	1,265 sq ft

PARKING

5 parking spaces are provided on site.

TERMS

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

RENT

£22,250 plus VAT, per annum.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas within the building and for the upkeep of the exterior and landscaping. Services provided include;

- Landscape maintenance
- Window cleaning
- Refuse disposal
- Heating and gas
- Water and sewage rates
- Fire precautions
- Intruder alarm
- General building maintenance

The service charge is presently £7,850 plus VAT.

RATES

Rateable Value: £13,250.00

Rates Payable: £ 6,611.75 2021/2022

All interested parties should make their own enquiries with West Berkshire District Council to ensure this information is correct.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-67. A full copy is available on request.

VIEWING

Strictly by prior appointment with joint agents;



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