

TO LET



NEW HIGH QUALITY AIR-CONDITIONED OFFICES

1,400 SQ FT - GROUND FLOOR

2,300 SQ FT - FIRST FLOOR



**BEDFORD HOUSE
NEWBURY BUSINESS PARK
LONDON ROAD
NEWBURY
RG14 2PZ**

**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

Bedford House is located on the Newbury Business Park, which is considered to be Newbury's premier office location. It is situated on the A4 approximately $\frac{3}{4}$ mile from Newbury town centre and just $\frac{1}{2}$ mile from the intersection with the A339 which in turn leads directly to Junction 13 of the M4 motorway 4 miles to the north.

DESCRIPTION

This is a modern purpose built two storey office building which has been constructed to an extremely high standard to provide excellent open plan office accommodation.

Access to the building is via an attractive communal entrance which provides direct access to the ground floor office suite of 1,400 sq ft and also the staircase and passenger lift which leads to the first floor suite of 2,300 sq ft.

This modern office benefits from the following amenities;

- 3 pipe fan coil air-conditioning
- 2.6m finished floor to ceiling height
- Fully accessible raised floors (150mm)
- Suspended ceiling
- LED lighting
- Carpeting
- High quality male and female WCs
- Ground floor shower facility
- Onsite bicycle storage
- 24 car parking spaces are provided based on a ratio of 1:285 sq ft

ACCOMMODATION

Ground Floor:	1,400 sq ft
First Floor:	<u>2,300 sq ft</u>
Total:	3,700 sq ft

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

TERMS

The offices are available to let on a full repairing and insuring lease for a term to be agreed.

RENT

£24 plus VAT, per sq ft, per annum, exclusive of all other outgoings.

RATES

The rateable value has still to be assessed by the Valuation Office.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is A-23. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

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

JV/msw/Bedford
Subject to Contract
Details updated December 2022



COMMUNAL GROUND FLOOR ENTRANCE LOBBY



CARPET TILES AND CEILING TILES AWAITING COMPLETION

