

FOR SALE



MODERN OFFICE / BUSINESS UNIT

2,350 SQ FT



**10 KINGFISHER COURT
HAMBRIDGE ROAD
NEWBURY
RG14 5SJ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury. The site is approached from the A4 or A339, both of which give quick and easy access to Newbury town centre as well as the M4 motorway, approximately 5 miles to the north.

DESCRIPTION

Kingfisher Court covers some 4 acres of land fronting the Kennet and Avon Canal and has won many environmental awards for excellence in landscaping. The courtyard design provides a quiet working environment with excellent car parking facilities.

Unit 10 is a mid-terrace unit which provides office/workshop accommodation on the ground floor with further office space on the first floor. The ground floor has a single personnel entrance door plus double doors for ease of loading goods etc into the property. The first floor has its own separate personnel entrance door which leads directly to the staircase. The internal arrangement means that the building can be occupied as one unit or as two independent suites.

Photovoltaic panels have been fixed to the roof to generate electricity, presently earning an average of approximately £2,500 per annum.

The property has male and female WCs on each floor and both have demountable partitioning which can be removed or repositioned as required. The property does require a degree of refurbishment prior to occupation.

8 car parking spaces are provided.

ACCOMMODATION

Ground floor:	1,175 sq ft
First floor:	1,175 sq ft
Total:	2,350 sq ft

These areas have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

Unit 10 is offered for sale as a virtual freehold. It is held on a 999 year lease from 1998 and is subject to a ground lease of approximately £200 per annum.

PRICE

£180,000. We are informed that VAT is not charged on the price and this will be confirmed in the legal pack.

RATES

Each floor is separately assessed.

Ground Floor

Rateable Value:	£9,400.00 (2023)
Rates Payable:	£4,690.60 (2023/24)

First Floor

Rateable Value:	£9,300.00 (2023)
Rates Payable:	£4,640.70 (2023/24)

Under present regulations the occupier of each floor could potentially benefit from 100% rates relief and pay no rates if the office is their only commercial premises. We recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

ESTATE SERVICE CHARGE

There is a service charge levied by Country Estates for maintenance and repair of common areas on the Estate to include; landscaping, access road, car parking, lighting etc. The present service charge is £3,323.64 plus VAT, per annum.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-83. A full copy of the report is available on request.

VIEWING

Strictly by prior appointment with joint agents;



(01635) 550211

OR



(01635) 255501