

# TO LET



## **FULLY REFURBISHED SECOND FLOOR OFFICES**

**1,111 SQ FT**



**29 NORTHBROOK STREET  
NEWBURY  
BERKSHIRE  
RG14 1DJ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ**  
**Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://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

The property is located on Northbrook Street which is the prime retail area of Newbury town centre. It is easily accessed using public transport or the main road network and junction 13 of the M4 motorway is just 4 miles to the north of the property.

Numerous public car parks are within a short walk of the property as are the train and bus stations.

## DESCRIPTION

The ground floor entrance and staircase, which have been fully refurbished lead directly onto Northbrook Street and is shared with the occupier of the first floor office. The office occupies the entire second floor and provides completely open plan space which has been comprehensively refurbished and is now offered in excellent condition. The windows to the front and rear stretch for the entire width of the property so flood the suite with natural lighting, which is enhanced with the LED lighting in the suspended ceiling grid. The suite has its own gas fired central heating system and private male and female WCs.

The amenities provided are as follows;

- Gas central heating
- Suspended ceiling
- LED lighting
- Skirting trunking for power and data
- Secondary double glazing
- Male and female WCs



## ACCOMMODATION

The net lettable floor area is 1,111 sq ft.

## TERMS

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



## RENT

£15,750 plus VAT, per annum, exclusive of all other outgoings.

## RATES

Rateable Value: £13,250

Rates Payable: £6,611 (2023/2024)

We strongly advise that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-90. A full copy of the EPC is available on request.

## SERVICE CHARGE

A service charge is levied in respect of maintenance for common areas at the property. The budgeted figure for 2023 is £500.

Full details of the services provided are available on request.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

JV/msw/29NorthbrookSt  
Subject to Contract  
Details updated August 2023