

TO LET



GROUND FLOOR BUSINESS UNIT

APPROX 1,078 SQ FT



**39A KINGFISHER COURT
HAMBRIDGE ROAD
NEWBURY
RG14 5SJ**

**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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury and is home to such companies as Severn Medical, Racing Post and The Professional Jockeys Association. The site is approached from either the A4 or A34, both of which give quick and easy access to Newbury town centre as well as the M4 motorway approximately 5 miles to the north. Covering some 4 acres of land fronting the Kennet and Avon Canal, this development has won many awards. The courtyard design provides a quiet working environment with excellent car parking facilities.

DESCRIPTION

The accommodation is arranged as predominantly open plan space with one private office at the front and a screened area in front of the kitchen and toilet facilities. Air-conditioning units have recently been installed for both heating and cooling the accommodation plus there is also supplementary gas fired central heating. In addition to the office space there is also a kitchen and male and female WC facilities. The accommodation benefits from the following amenities:

- Suspended ceiling
- Category 2 florescent lighting
- Carpeting
- Air-conditioning
- Gas fired central heating
- Kitchen
- Male & female WCs
- Personnel door and separate double loading doors

The planning consent at Kingfisher Court, permits light manufacturing and storage and distribution on the ground floor, so the building offers extremely versatile accommodation that could be suitable for a variety of potential occupiers.

ACCOMMODATION

1,029 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PARKING

4 parking spaces are provided.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed with the preference given to a minimum term of 5 years.

RENT

£11,500 plus VAT, per annum, exclusive of all other outgoings.

RENT DEPOSIT

The landlord will require a rent deposit of at least 3 months rent, plus VAT, subject to the covenant strength of the tenant.

SERVICE CHARGE

A service charge is levied in respect of maintenance and repair of common parts at Kingfisher Court, presently charged at £483.54 plus VAT, per quarter. There is also a contribution towards the maintenance and repair of the fire alarm system, charged at £330 plus VAT, per annum, and water rates which were £246 in 2022.

RATES

Rateable Value: £8,700.00 (2023)

Rates Payabl3: £4,341.30 (2023/24)

If this is the occupiers only commercial property they should benefit from Small Business Rate Relief and pay zero business rates.

We recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-91. A full copy of the EPC is available on request.

LEGAL FEES

Each party to be responsible for their own legal costs.

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/39a KingfisherCourt
Subject to Contract
Details prepared Sept 2023

**PICTURES TAKEN PRIOR TO OCCUPATION BY THE EXISTING TENANT
AND INDICATIVE OF THE ACCOMMODATION WHEN VACANT.**



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