

# TO LET



## HIGH QUALITY REFURBISHED TOWN CENTRE OFFICES

**439 SQ FT – 1,828 SQ FT**



## THE OLD BREWERY THE BROADWAY NEWBURY RG14 1AU

**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 Old Brewery is located in the centre of Newbury just off The Broadway at the northern end of the town centre. This is an established and sort after office location as it provides excellent access to the town centre commercial facilities and is also very easy to access via the A4, A34 and M4 with junction 13 just 4 miles to the north.

## DESCRIPTION

The property was formally a Victorian brewery which has been comprehensively refurbished by the present owner who has retained many of the original architectural and structural features. It is a Grade II listed building and provides a unique high-quality working environment which very cleverly blends the old features with up-to-date facilities such as air-conditioning and full accessed raised floors.

There are 4 rooms available to let either individually or by combinations ranging in size from 439 sq ft up to a total of 2,541 sq ft.

## ACCOMMODATION

### Ground Floor

Room 1:	439 sq ft
Room 2:	774 sq ft

### First Floor

Room 3:	615 sq ft
Room 4:	713 sq ft *

\*117 sq ft has headroom below 5ft.

These areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## AMENITIES

The property is equipped with the following amenities;

- Air-conditioning
- Full access raised floors
- Exposed timber beams
- Suspended ceiling with recessed LED lighting
- Male and female and disabled WCs
- Fire alarm
- Fitted window blinds
- Carpeting throughout
- Double glazed windows
- Communal tea point on ground floor
- There are no parking spaces provided with this building

## TERMS

The offices are available to let on new internal repairing and insuring terms for a period to be agreed.

## RENT

Room 1:	£7,000 p.a.
Room 2:	£12,500 p.a.
Room 3:	£9,850 p.a.
Room 4:	Under Offer

VAT will be charged on the rent.

## RATES (2023/24)

Room 1:	Rateable Value £6,700.00 Rates Payable £3,343.30
Room 2:	Rateable Value £9,800.00 Rates Payable £4,890.20
Room 3:	Rateable Value £7,800.00 Rates Payable £3,892.20
Room 4:	Rateable Value £8,700.00 Rates Payable £4,341.30

All of these properties fall below the threshold for Small Business Rate Relief so if the tenants qualify they should benefit from maximum relief and pay zero rates.

## SERVICE CHARGE

A small service charge will be payable in respect of maintenance of common areas to include the cleaning of the toilets, kitchen and staircase together with fire alarm servicing and other minor costs. Full details are to be provided in due course.

## ENERGY PERFORMANCE CERTIFICATE

The EPC is C-73. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**  
**(01635) 550211**





**ROOM 1**



**ROOM 2**



**ROOM 3**



**ROOM 4**



