



Chartered Surveyors &
Commercial Property Consultants

**REFURBISHED AIR-CONDITIONED
GROUND FLOOR OFFICES
TO LET**

**UNIT 24, KINGFISHER COURT, NEWBURY
BERKSHIRE, RG14 5SJ**

2,340 SQ FT (217.39 SQ M)



INCLUDES 8 PARKING SPACES

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Kingfisher Court which is an established and popular business centre off Hambridge Road. Newbury town centre is approximately 3/4 mile to the west. Hambridge Road connects to the A4 and A339 road networks.

DESCRIPTION

Unit 24 is an end of terrace, two storey property and occupies a prominent position in the centre of the estate. It also has attractive views over the gardens front and rear.

Internally the office provides predominantly open plan accommodation but does have a large boardroom.

Amenities Provided include:-

- * Category 2 lighting
- * 3 phase power and mains gas
- * Air conditioning
- * Back up gas fired heating
- * Security Alarm
- * Kitchenette
- * Male and female WC's
- * Aluminium low maintenance window frames
- * Secondary glazing
- * 8 parking spaces

ACCOMMODATION

	Sq. M.	SQ. FT.
Total	217.39	2,340

RATING ASSESSMENT

Rateable Value £18,000

Rates Payable £8,640 (2018/19)

EPC

This property has an EPC rating of D and a score of 89.

SERVICE CHARGE

There is a service charge payable which covers the estate and shared nature of the building. The cost for the estate includes:

- * External building repairs / maintenance
- * Hard and soft landscaping on the estate
- * Refuse Collection
- * Management Fees
- * Lighting and road maintenance
- * Site Security

The cost which covers all items above is approximately £600 plus VAT per quarter.

PROPOSAL

The office is available on a new lease the length of which is open to negotiation.

The quoting rent is £23,400 per annum (£10.00 per sq. ft.). VAT is not applicable.

LEGAL COSTS

Each party is to responsible for their own costs.

VIEWING

Contact

Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

October 2018

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