



Chartered Surveyors &
Commercial Property Consultants

MODERN FIRST FLOOR OPEN PLAN OFFICES TO LET

**40 NORTHBROOK STREET, NEWBURY
WEST BERKSHIRE, RG14 1DT**

2,000 SQ FT (185.80 SQ M)



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

www.quintons.co.uk

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 offices are set within Northbrook Street, Newbury. Northbrook Street offers a mix of retailers, banks and services to include HSBC, Metro Bank, Marks & Spencer, Tesco and within Parkway Shopping, John Lewis, Costa Coffee and Barclays.

The area is surrounded by parking facilities, the nearest being Parkway or Pelican Lane.

DESCRIPTION

Well appointed first floor offices set in a three-storey building within Newbury Town Centre.

The space is accessed via a shared reception on the ground floor which is inviting with seating space.

The offices are completely open plan with good natural light. The offices also benefit from the following amenities:-

- * Lift
- * Gas Central Heating
- * WC's
- * Kitchen
- * Door Entry System
- * Carpets

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	185.80	2,000

RATING ASSESSMENT

Rateable Value £16,000

Rates Payable £7,680 (2018/19)

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

www.quintons.co.uk

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.

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £5.00 per sq. ft. The service charge includes electric, gas, water for the offices plus common parts cleaning, external maintenance, window cleaning, boiler service, fire alarm maintenance and tests and lift maintenance.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 93.

PROPOSAL

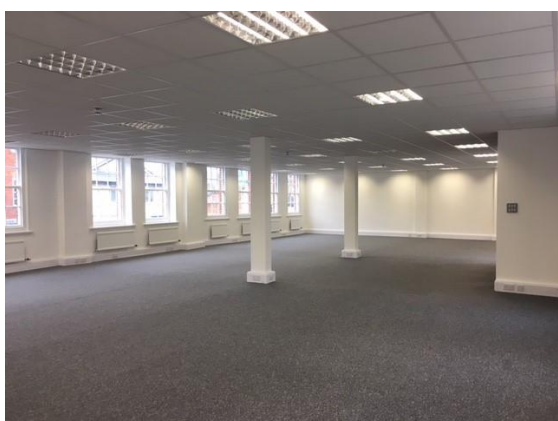
The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £24,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
January 2019



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

www.quintons.co.uk

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.