



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**GROUND FLOOR, UNIT 30, KINGFISHER COURT
NEWBURY, RG14 5SJ**

1,157 SQ FT (107.49 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 located within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units. The property is situated on the eastern side of the park.

DESCRIPTION

The space comprises the ground floor within a two-storey building. The offices are self-contained and include carpet to the floor, suspended ceiling with inset Category 2 lighting, two WC's and kitchen.

Two partitioned offices have been created to include boardroom to the front.

The property has 4 parking spaces.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Total | 107.49 | 1,157 |

RATING ASSESSMENT

Rateable Value £7,800

Rates Payable £3,829.80 (2019/20)

Those that qualify will not pay any rates

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1,367.52 plus VAT

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 74.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £11,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

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October 2019

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