

# TO LET



## GROUND & FIRST FLOOR OFFICES

WITH AIR CONDITIONING

**2,350 SQ FT – 4,700 SQ FT**  
**(218 SQ M – 437 SQ M)**



**23 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

The property is located in a very attractive riverside setting to the east of the town centre with good access to the A4, A339 and the road network. The property overlooks the canal and river network to the rear and therefore has a very attractive outlook.

## DESCRIPTION

The property offers larger floor plates than most properties at Kingfisher Court, the interior has been completely redesigned and is presently used as offices to the ground floor and laboratory to the first. The property has a high level of presentation and has ceiling cassettes offering air-cooling along with new toilets and kitchen facilities. The property can be let in one floor or combined.

Kingfisher Court covers some 4 acres fronting the Kennet and Avon Canal and has won many environmental awards for excellence in landscaping. The courtyard design provides a quiet working environment with excellent parking. Facilities include;

- Superb riverside location
- Air cooling
- 16 car parking spaces
- Ground floor with patio doors
- Kitchenette

## ACCOMMODATION

Ground floor: 2,350 sq ft  
First floor: 2,350 sq ft

Total: 4,700 sq ft (gross internal)

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

## TERMS

Available to let from at least 3 years upwards.

## RENT

£42,300 per annum or £21,150 per floor.

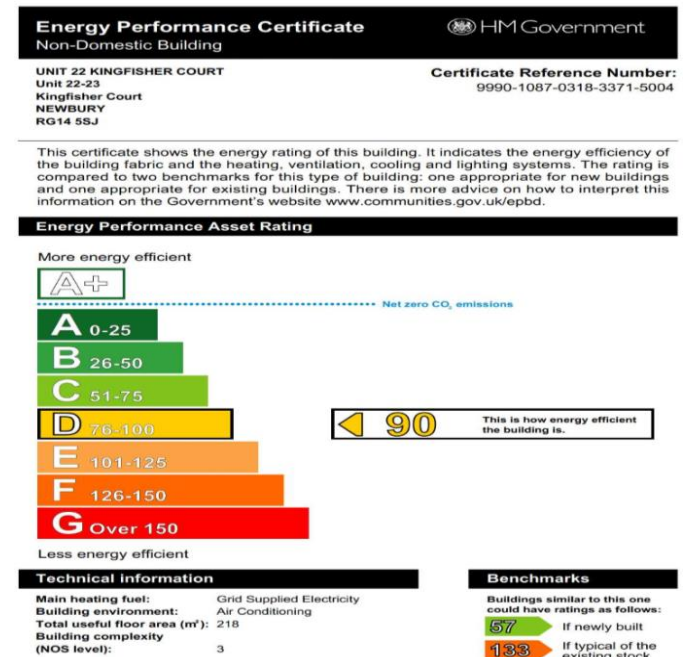
## SERVICE CHARGE

The service charge is £5,400 per annum for the period 1<sup>st</sup> January 2013.

## VAT

Vat is charged on rent and service charge.

## EPC



## RATES

Rateable Value: £46,000

Rates Payable: £21,666 p.a. (2013/2014)

## VIEWING

Strictly by prior appointment with joint agents:

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

Or

**QUINTONS**  
**(01635) 551441**