



Chartered Surveyors &  
Commercial Property Consultants

## **MODERN GROUND & FIRST FLOOR OFFICES**

### **TO LET / FOR SALE**

**UNIT 5, KINGFISHER COURT, HAMBRIDGE ROAD  
NEWBURY, WEST BERKSHIRE, RG14 5SJ**

**1,154 - 2,321 SQ FT (107.21 - 215.62 SQ M)**



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 offices are located within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units.

## **DESCRIPTION**

The property comprises a mid-terrace business unit set within a courtyard development of 40 similar properties.

Internally the property comprises ground floor space with open plan office area, separate boardroom, separate server room, kitchen and ladies and gents WC's. The first floor comprising fully open plan space with kitchen area.

The kitchens on both ground and first floor include stainless steel sink and drainer, range of units, linoleum floor and suspended ceiling.

The main office areas include carpets to the floors, painted walls, suspended ceilings with inset Category 2 lighting and perimeter trunking with Cat5e data cabling.

The separate server room includes air conditioning and raised floor.

Externally, we understand the property has 8 parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft</b>
Ground Floor	108.39	1,167
First Floor	107.19	1,154
<b>Total</b>	<b>215.58</b>	<b>2,321</b>

## **RATING ASSESSMENT**

Rateable Value £21,750

Rates Payable £10,722.75

The rates can be split on a floor by floor basis, interested parties are asked to contact West Berkshire Council.

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £194.62 per month plus VAT.

## **ENERGY PERFORMANCE**

### **CERTIFICATE**

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

## **PROPOSAL**

The offices are available either on a new lease or for purchase. The quoting rent is £10.00 per sq. ft. The quoting purchase price is £195,000 for the long leasehold interest. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Shane Prater on 01635 262510 or Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

September 15

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