



Chartered Surveyors &
Commercial Property Consultants

FIRST FLOOR BUSINESS PREMISES TO LET

**UNIT 31 KINGFISHER COURT
NEWBURY, WEST BERKSHIRE, RG14 5SJ**

1,158 SQ FT (107.65 SQ M)



4 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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury. The property is approached from either the A4 or A339, both of which give quick and easy access to Newbury Town Centre as well as the M4 motorway approximately 4 miles to the North.

Kingfisher Court covers some 4 acres of land 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 car parking facilities

DESCRIPTION

The property comprises first floor space within a two-storey business unit located on the popular Kingfisher Court development.

The space is laid out with three directors offices, large open plan office area with facilities including gas heating, air conditioning, carpets, Category 2 lighting.

The property also benefits from four parking spaces within the development.

ACCOMMODATION

| | Sq. M. | Sq. Ft |
|-------|---------|--------|
| Total | 107.657 | 1,158 |

RATING ASSESSMENT

Rateable Value £21,750 (whole)
Rates Payable £4,950 approx

SERVICE CHARGE

The service charge for the year commencing 1st Jan is £328 per quarter plus VAT.

PROPOSAL

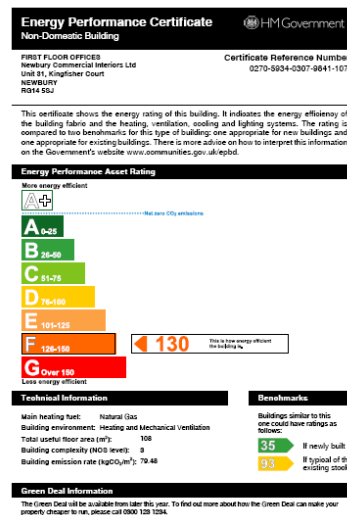
The property is available on a new agreement at a quoting rent is £8,750 per annum exclusive.

VAT is applicable

LEGAL COSTS

Each party is to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Contact Shane Prater, Tel: 01635 262510, Email: shane@quintons.co.uk
April 2013

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