



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**UNIT 14, KINGFISHER COURT
HAMBRIDGE ROAD, NEWBURY, RG14 5SJ**

2,317 SQ FT (215.25 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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury. The property is approached from either the A4 or A34, 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.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	107.442	1,157
First Floor	107.800	1,160
Total	215.242	2,317

DESCRIPTION

The property comprises a two storey mid-terraced business unit located on the popular Kingfisher Court development.

The ground floor includes:-

- Carpets
- Painted walls
- Suspended ceilings
- Category 2 lighting
- Two partitioned offices
- Two WC's
- Fitted kitchen

The first floor includes:-

- Mainly open plan space
- Two partitioned offices
- Carpets
- Suspended ceilings
- Category 2 lighting.

The property in general includes:-

- Air cooling
- 9 parking spaces.

RATING ASSESSMENT

Rateable Value £18,250

Rates Payable £8,741.75 (2017/18)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £197.33 per month plus VAT per unit.

ENERGY PERFORMANCE

CERTIFICATE

This property has an EPC rating of D and a score of 99.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent for the whole is available at a rent of £20,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater

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Email: shane@quintons.co.uk

May 17

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