



Chartered Surveyors &  
Commercial Property Consultants

## MODERN FIRST FLOOR OFFICES

**TO LET**

**2C THE VOTEC CENTRE, HAMBRIDGE LANE  
NEWBURY, BERKSHIRE, RG14 5TN**

**1,280 SQ FT (118.91 SQ M)**

**CAN COMBINE WITH ADJACENT SPACE TO CREATE 3,424 SQ. FT.**



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 property is situated on Hambridge Lane, Newbury. From the A4 (Hambridge Road Traffic Lights) turn into Hambridge Road. Turn left at Overbridge Square into Hambridge Lane. Proceed to the end of Hambridge Lane where The Votec Centre can be found on the left.

## **DESCRIPTION**

The property comprises refurbished First Floor open plan office space. Facilities include Carpeting, suspended ceilings and lighting, male and female WC's, kitchen and 5 car parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>118.91</b>	<b>1,280</b>

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## **RATING ASSESSMENT**

Rateable Value £12,000

Rates Payable £5,892 (2019/20)

Those that qualify for small business rates relief will not pay any rates.

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approx £900 plus VAT per qtr

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 64.

The offices are available on a new lease. There will be a mutual break in September 2020 subject to 6 months notice. The quoting rent is £12,800 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
Or  
Mr Jon Varney  
Phone: 01635 550211  
Email: [jon@dealvarney.co.uk](mailto:jon@dealvarney.co.uk)

March 2019

## **PROPOSAL**

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