



Chartered Surveyors &  
Commercial Property Consultants

## **CANALSIDE MODERN OFFICES / BUSINESS PREMISES TO LET / FOR SALE**

**UNIT 21 KINGFISHER COURT  
NEWBURY, WEST BERKSHIRE, RG14 5SJ**

**2,314 SQ FT (214.92 SQ M)**



**MINIMUM 8 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 a two-storey modern office / business unit overlooking the canal.

The ground floor comprises three entrance doors, one double loading door. The separate doors do allow the building to be split. The ground floor is laid out as reception area; with large open plan office partitioned off and then ladies and gents WC's to the rear together with kitchen. Fittings include carpets to the floor, suspended ceiling with inset Category 2 lighting, air cooling and gas fired heating. The space also has large patio door to the rear overlooking the Kennet and Avon Canal. The existing tenants have installed computer cabling and security alarm system.

The first floor includes a kitchen, ladies and gents WC's, open plan office area and three directors' offices. The space also includes carpets, suspended ceiling with inset Category 2 lighting, air cooling and gas heating.

Externally the property has a minimum of 8 parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	107.46	1,157
First Floor	107.46	1,157
<b>Total</b>	<b>214.92</b>	<b>2,314</b>

## **RATING ASSESSMENT**

Rateable Value      £21,750      Rates Payable      £9,896.25 Approx

## **SERVICE CHARGE**

The service charge for the year commencing 1<sup>st</sup> Jan is £639 per quarter plus VAT. There is also a ground rent of £200 per annum.

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## **PROPOSAL**

The property is available on a new agreement at a quoting rent is £17,500 per annum exclusive.

Alternatively, the property is available to purchase on a long leasehold (973 years remaining). The guide price is £185,000 (One Hundred & Eighty Five Thousand Pounds)

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](mailto:shane@quintons.co.uk)  
March 2013

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