



Chartered Surveyors &  
Commercial Property Consultants

## OFFICE/BUSINESS UNIT

### TO LET

**GROUND FLOOR, UNIT 36, KINGFISHER COURT  
HAMBRIDGE ROAD, NEWBURY  
WEST BERKSHIRE, RG14 5SJ**

**1,169 SQ FT (108.60 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. Upon entering the site the property can be found on the right hand side.

## **DESCRIPTION**

The property comprises a ground floor office/business unit on Kingfisher Court located on the east side of the park.

Internally the space includes double loading doors to the front, carpet to the floors and suspended ceiling with inset lighting. The ground floor also includes ladies and gents WC's with kitchen.

In terms of fit out, the ground floor has a single partition creating a boardroom.

We understand there are 4 parking spaces with the office, the property also benefits from gas fired heating.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>108.60</b>	<b>1,169</b>

## **RATING ASSESSMENT**

Rateable Value £9,100

Rates Payable £4,468.10

## **SERVICE CHARGE**

There is a service charge levied for the communal parts. The cost is approximately £1,400 per annum plus VAT, this covers garden maintenance, waste disposal, security, site cleansing, building cleaning, street lighting, water, site maintenance and sinking fund.

The annual insurance is approximately £600 per annum. The ground rent is £100.00 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 87.

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## **PROPOSAL**

The office is available on a new lease, the length of which is open to negotiation. The quoting rent is £10,000 per annum. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater

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May 2019



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