



Chartered Surveyors &
Commercial Property Consultants

OFFICES & WORKSHOP

TO LET

**UNITS 1-2, WESSEX BUSINESS PARK, BATH ROAD
HALFWAY, NEWBURY, RG20 8NS**

1,666 - 3,860 SQ FT (154.77 - 358.59 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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 located at Halfway on the A4 between Newbury and Kintbury.

DESCRIPTION

Highly prominent offices and workshop which can be taken together or separately.

The offices are all on ground level with small first floor storage area. They include open plan area with three separate directors rooms, WC's, kitchen and ample parking.

The workshop include double loading doors, WC and strip lighting.

ACCOMMODATION

	Sq. M.	Sq. Ft.	AV/LET
Offices	171.68	1,848	
First Floor Storage	32.14	346	
Sub Total	203.82	2,194	AV
Workshop	154.78	1,666	AV

RATING ASSESSMENT

Rateable Value £17,250

Rates Payable £8,469.75 (2019/20)

The property is assessed as a whole together with one other at the moment.

SERVICE CHARGE

The service charge for the year commencing 1st Jan is approx £0.70p per sq. ft. plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is available as a whole or split offices and workshop. The quoting rent for the whole is £34,000 per annum, if split then the quoting rent for the offices is £22,000 per annum and £12,000 per annum for the workshop. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

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August 2019

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