



Chartered Surveyors &
Commercial Property Consultants

MODERN OPEN PLAN BUSINESS SPACE

TO LET / FOR SALE

**19-20, KINGFISHER COURT, HAMBRIDGE ROAD
NEWBURY, WEST BERKSHIRE, RG14 5SJ**

2,176 - 5,110 SQ FT (202.15 - 474.72 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.

DESCRIPTION

The property comprises two adjoining business units located on the popular Kingfisher Court Estate.

The units span across the northwest corner of the park with Unit 19 being the largest, which includes ground and first floor accommodation mainly used as open plan offices with ancillary space. The office space includes carpets to the floors, painted walls, suspended ceilings with inset Category 2 lighting, good natural light from ample windows and heating/cooling via air conditioning. This space also includes ladies and gents WC facilities on the ground floor with kitchen area to the rear.

The adjoining Unit 20 is slightly smaller in size but again is arranged over ground and first floor. The ground floor has more of a cellular layout which includes store room, reception area, server room and meeting room to the rear. The space includes carpets to the floors, suspended ceilings with inset Category 2 lighting, air conditioning and WC facility. To the first floor the space is mainly open plan but includes a single cellular office, further WC and kitchen facilities.

Externally the properties back on to the nicest outlook on Kingfisher Court being the gardens to the north, with each property including 8 parking spaces, a total of 16 spaces to the front.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Unit 19	272.58	2,934
Unit 20	202.15	2,176
Total	474.73	5,110

RATING ASSESSMENT

Rateable Value £44,750

Rates Payable £22,240.75 (2016/17)

The property is currently assessed as a whole.

SERVICE CHARGE

The service charge is approximately £194.62 plus VAT per unit per month.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 76.

PROPOSAL

The property is available as a whole or in two parts. The properties can be purchased or leased. The guide price is £154,500 for Unit 20 and £208,000 for unit 19. For the whole the price is £362,500. On a rental basis the offices are available separately or together on a new lease at £16,320 per annum for unit 20 and £22,005 per annum for unit 19. A combined rental of £38,325 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

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