



Chartered Surveyors &  
Commercial Property Consultants

**REFURBISHED AIR-CONDITIONED  
GROUND FLOOR OFFICES  
TO LET**

**UNIT 24, KINGFISHER COURT, NEWBURY  
BERKSHIRE, RG14 5SJ**

**2,340 SQ FT (217.39 SQ M)**



**YEAR 1 RENT £11,700**

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 Kingfisher Court which is an established and popular business centre off Hambridge Road. Newbury town centre is approximately 3/4 mile to the west. Hambridge Road connects to the A4 and A339 road networks.

### **DESCRIPTION**

Unit 24 is an end of terrace, two storey property and occupies a prominent position in the centre of the estate. It also has attractive views over the gardens front and rear.

Internally the office provides predominantly open plan accommodation but does have a large boardroom.

Amenities Provided include:-

- \* Category 2 lighting
- \* 3 phase power and mains gas
- \* Air conditioning
- \* Back up gas fired heating
- \* Security Alarm
- \* Kitchenette
- \* Male and female WC's
- \* Aluminium low maintenance window frames
- \* Secondary glazing
- \* 8 parking spaces

### **ACCOMMODATION**

	<b>Sq. M.</b>	<b>SQ. FT.</b>
<b>Total</b>	<b>217.39</b>	<b>2,340</b>

### **RATING ASSESSMENT**

Rateable Value £18,000

Rates Payable £8,388 (2017/18)

Small business rates relief is available. Interested parties should contact West Berkshire Council rates department.

### **EPC**

This property has an EPC rating of D and a score of 89.

### **SERVICE CHARGE**

There is a service charge payable which covers the estate and shared nature of the building. The cost for the estate includes:

- \* External building repairs / maintenance
- \* Hard and soft landscaping on the estate
- \* Refuse Collection
- \* Management Fees
- \* Lighting and road maintenance
- \* Site Security

The cost for the building includes:

- \* share of water rates
- \* share of gas
- \* share of electricity

The cost which covers all items above is £645 plus VAT per month but this can vary depending on utility usage.

### **PROPOSAL**

The office is available on a new lease the length of which is open to negotiation.

The rent for year 1 is £11,700 per annum (£5.00 per sq. ft.) rising to £23,400 per annum (£10.00 per sq. ft.) thereafter. VAT is not applicable.

### **LEGAL COSTS**

Each party is to bear their own costs.

### **VIEWING**

Contact

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