



Chartered Surveyors &
Commercial Property Consultants

CANALSIDE OFFICES WITH AIR CONDITIONING TO LET

**UNIT 22, KINGFISHER COURT
HAMBRIDGE ROAD, NEWBURY, RG14 5SJ**

1,200 TO 2,400 SQ FT



**REFURBISHED OFFICE SPACE WITH THE BENEFIT OF
8 PARKING SPACES**

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 offices are located within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units.

DESCRIPTION

The offices are mainly open plan and presented to an extremely good standard, each floor with its own WC's, Kitchenette and having been recently fully refurbished to include suspended ceilings and lighting. The refurbishment includes air conditioning/heating.

The property can be taken either as a whole or as ground and first floors separately.

Parking for 8 cars (double parked) is included with the space.

ACCOMMODATION

	Sq. M.	Sq. Ft	AV /LET
Ground Floor	110.75	1,192	AV
First Floor	110.75	1,192	LET
Total	221.50	2,384	

RATING ASSESSMENT

The assessment is currently split but can be combined which would result in a reduction in rates

Rateable Value	GF	£11,500	Rates Payable	£5,416.50 (2013/14)
	FF	£12,250		£5,769.75 (2013/14)

SERVICE CHARGE

The service charge per floor for the year is £3,240 plus VAT. Insurance per floor is £292.35 per annum

PROPOSAL

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

The quoting rental is £9.00 per sq. ft per floor (£10,800 per annum) per floor plus VAT

LEGAL COSTS

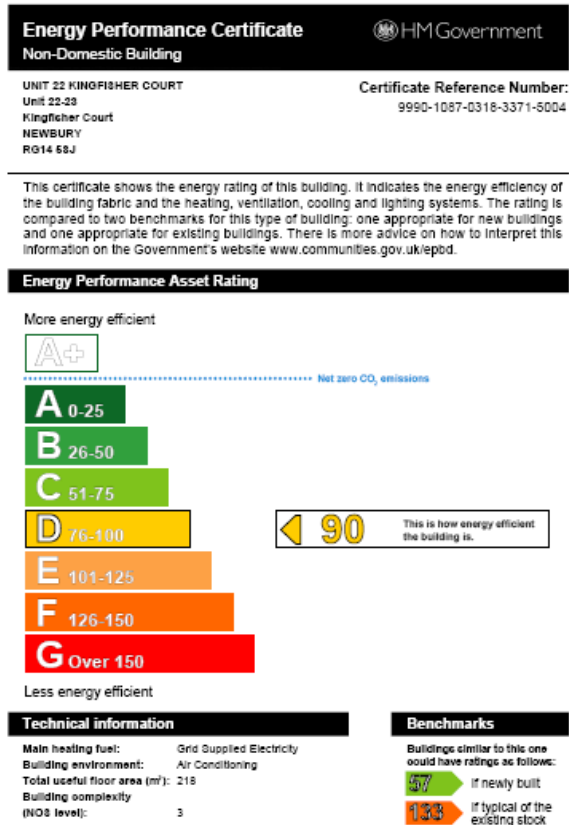
Each party is to bear their own costs.

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ENERGY PERFORMANCE CERTIFICATE



VIEWING

Contact Joint Agents

Quintons - Shane Prater, direct line 01635 262510, email: shane@quintons.co.uk or

Deal Varney – Richard Deal, Tel 01635 550211, email: richard@dealvarney.co.uk



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