QUINTONS

01635 551441

Chartered Surveyors &
Commercial Property Consultants

MODERN SECOND FLOOR OFFICES

TO LET

JAMES HOUSE, 27-35 LONDON ROAD, NEWBURY BERKSHIRE, RG14 1JL

1,405 - 2,810 SQ FT (130.52 - 261.05 SQ M)

PROPERTY INCLUDES LIFT AND CAR PARKING

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 office is situated on London Road, Newbury. London Road is the main location for offices within Newbury. The town centre is within a few minutes walk as is Newbury railway station with mainline links to London Paddington in 45 minutes. The road network of A34 which leads to the M4 Junction 13 are approximately 2 miles west.

DESCRIPTION

The property comprises the second floor of James House. The second floor is accessed via stairs or via a lift with shared WC facilities in the common parts.

The office space is mainly open plan but includes a storeroom, kitchen area, three directors/meeting rooms and a server room.

The office space generally includes carpet to the floors, painted walls, suspended ceiling with Category 2 lighting, air conditioning, large windows with blinds providing good natural light and perimeter trunking for power and data cabling. The kitchen includes a range of base and wall units, space for a dishwasher and fridge and a stainless steel sink and drainer.

Externally we note there are 7 car parking spaces currently assigned for the second floor offices.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	**130.52 TO 261.05**	**1,405 TO 2,810**

RATING ASSESSMENT

Rateable Value £26,250

Rates Payable £13,098.75 (2020/21)

SERVICE CHARGE

The service charge for the whole for the year commencing 1st January is approximately £4,500 per quarter but includes all utilities, boiler repairs and maintenance, cleaning of WC's and common parts, roof repairs, etc. This will be split of the space is split.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 100.

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PROPOSAL

The offices are available as a whole or split into two suites on a new lease the length of which is open to negotiation. The quoting rent for the whole is £42,150 per annum exclusive. If the soace is split the rents would be £21,075 per annum exclusive each. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
September 2020

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