



Chartered Surveyors &
Commercial Property Consultants

**CANALSIDE REFURBISHED OFFICES
TO LET
FIRST FLOOR
UNIT 23, KINGFISHER COURT
HAMBRIDGE ROAD, NEWBURY, RG14 5SJ**

1,250 TO 2,350 SQ FT (116.13 TO 218.32 SQ. M)



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

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 canal side offices offer a large, mainly open plan, floor plate. The interior has been redesigned offering a high level of presentation.

The space includes the following:-

- * Ceiling mounted air conditioning
- * Suspended Ceilings
- * Cat II lighting
- * Kitchen
- * WC facilities
- * Parking for 8 cars (double parked) included with the space.
- * Each floor can be split in to two

ACCOMMODATION

	Sq. M.	Sq. Ft	Av Yes/No
First Floor (2 suites)	116.13 to 218.50	1,250 to 2,350	Yes
Total	116.13 to 218.50	1,250 to 2,350	

RATING ASSESSMENT

First Floor
Rateable Value £20,250
Rates Payable £10,104.75
 (2020/21)

SERVICE CHARGE

The service charge per floor is £4,570 plus VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 121

PROPOSAL

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

The quoting rent is from £12,000 per annum exclusive per suite. VAT is applicable

LEGAL COSTS

Each party is to bear their own costs.

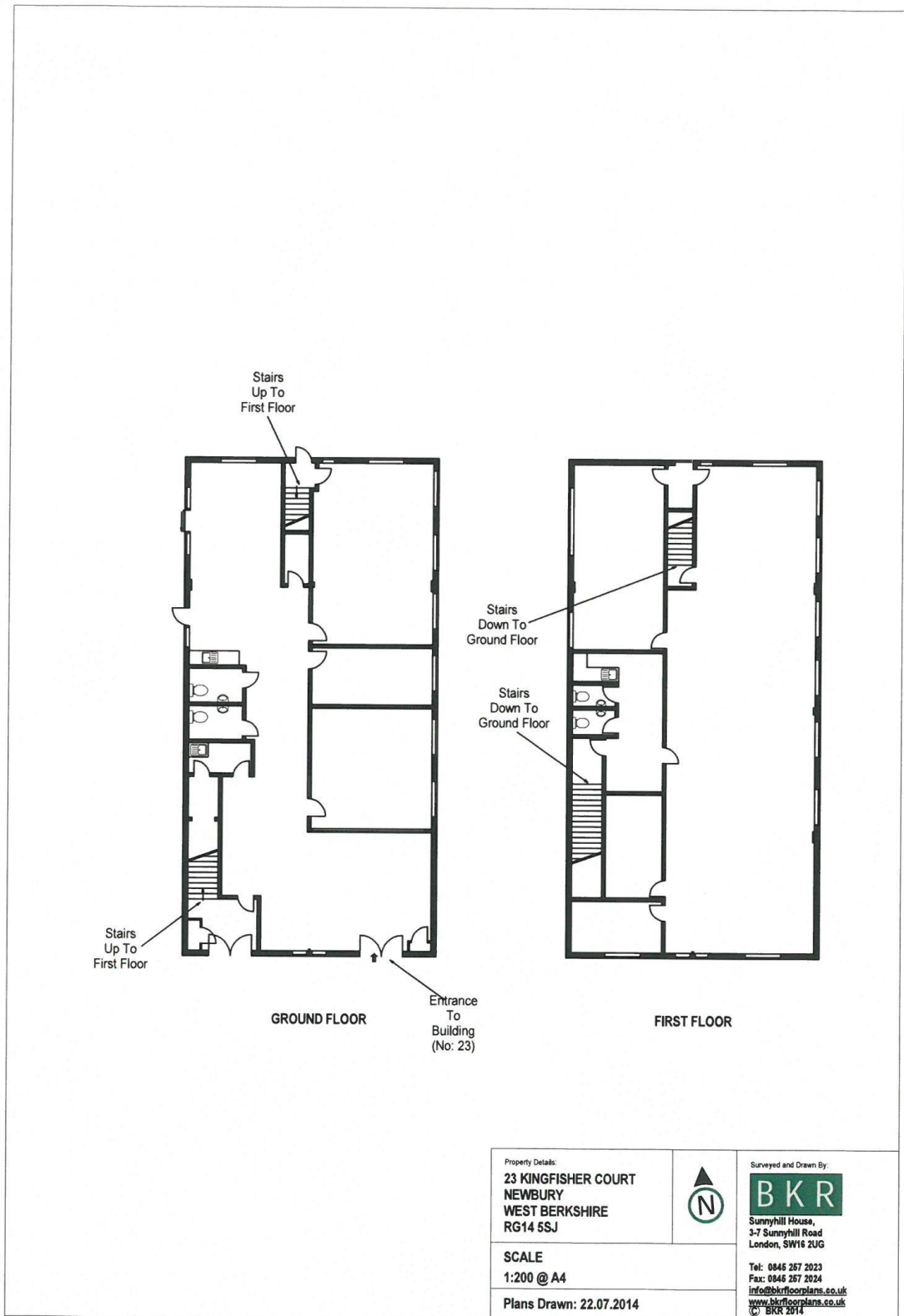
VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk
October 2020

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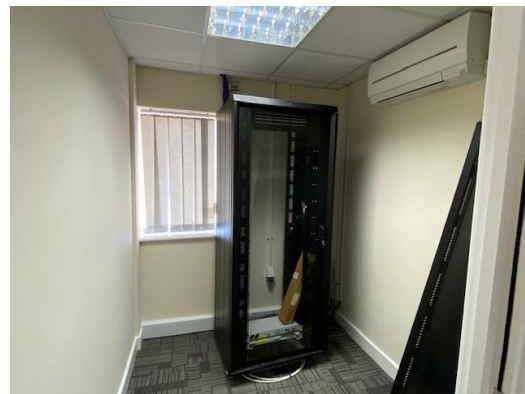
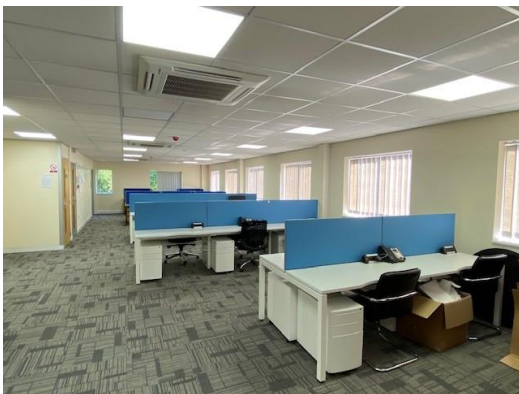
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