

**SUITE 4
THE COURTYARD
LONDON ROAD
NEWBURY
RG14 1JL**



TO LET

Refurbished Town Centre Office to let on a new lease

Approximately 1,689 sq ft (157 sqm)

- Available early 2018
- 4 car spaces
- Mainly open plan with own staff room and 2 smaller offices
- Gas central heating
- Convenient location

THE PROPERTY

An attractive second floor office suite located in the former Vodafone HQ building.

The offices will be refurbished prior to occupation and offer a good mix of open plan and partitioned space.

LOCATION

Set at the northern end of Newbury Town Centre, handy for the A34/M4, Waitrose and the Parkway Shopping Centre.

TERMS

A new lease for a term to be agreed but ideally at least 3 Years.

RENT

£21,112.00 PAX payable quarterly in advance.

EPC

To follow.

SERVICE CHARGE

TBA

BUSINESS RATES

We have been informed by West Berkshire Council that the **Rateable Value is: £9,100** with **Rates Payable of: £4,260.40**. Small Business Rates may apply.

LEGAL FEES

Each side to bear their own.

VIEWING

By strict appointment with the Sole Agents **Brunsdon Associates**

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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.

