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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

**39A KINGFISHER COURT  
HAMBRIDGE ROAD  
NEWBURY  
RG14 5SJ**



**TO LET ON NEW LEASE  
GROUND FLOOR BUSINESS UNIT  
APPROXIMATELY 1,078 SQ FT (100 SQ M)**

## THE PROPERTY

The accommodation is arranged as predominantly open plan space with one private office at the front and a screened area in front of the kitchen and toilet facilities. Air-conditioning units have recently been installed for both heating and cooling the accommodation plus there is also supplementary gas fired central heating via radiators. In order to improve the working environment the Landlord has also installed sound insulation above the ceiling tiles. In addition to the office space there is also a small kitchen, male and female WC facilities and 4 parking spaces.

## LOCATION

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury and is home to such companies as Severn Medical, Racing Post and The Professional Jockeys Association. The site is approached from either the A4 or A34, both of which give quick and easy access to Newbury town centre as well as the M4 motorway approximately 5 miles to the north. Covering some 4 acres of land fronting the Kennet and Avon Canal, this development has won many awards. The courtyard design provides a quiet working environment with excellent car parking facilities.

## AMENITIES

- Air conditioning heating & cooling
- Gas fired central heating
- Carpeting
- One large open plan office plus one partitioned office
- Kitchen
- Male & Female WC's
- Double door for loading/goods inward
- Separate personnel door
- Vertical window blinds
- Recently decorated

## LEASE

The property is available to let on a new full repairing and insuring lease on general terms to be agreed.

## RENT

£11,250 per annum. VAT is not charged on the rent at present.

## RATES

Rateable Value:       **£8,500**  
Rates Payable:       **£3,961 per annum (2017/2018)**

Small Business Relief may apply – enquires at West Berkshire District Council

## LEGAL FEES

Each party to be responsible for their own legal costs.

## ESTATE MANAGEMENT

Kingfisher Court enjoys a high standard of landscaping and external maintenance which is covered by way of an annual service charge levied against all occupiers. This equates to approximately £400 per quarter plus VAT, to include:

- Bin Collection
- External window cleaning
- Gutter cleaning
- Road and path sweeping
- Maintenance of gardens and landscaped areas
- Street lighting
- Site security
- Services of estate manager

## BUILDINGS INSURANCE

£262 plus VAT

## VIEWING

By strict appointment please with Sole Agents **Brunsdon Associates**  
01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)

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.



# Energy Performance Certificate

Non-Domestic Building



Unit 39a  
Kingfisher Court  
NEWBURY  
RG14 5SJ

Certificate Reference Number:  
0398-0907-1830-5690-2303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 91 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	101
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	77.14
Primary energy use (kWh/m <sup>2</sup> per year):	452.54

## Benchmarks

Buildings similar to this one could have ratings as follows:

44	If newly built
129	If typical of the existing stock