

Call **01635 255501**

Email **property@brunsden.com** or visit **www.brunsdn.com**

Properties in West Berkshire and North Hampshire

Brunsdn
ASSOCIATES 

**2 POUND COURT
POUND STREET
NEWBURY
BERKSHIRE
RG14 6AE**



**TO LET ON A NEW LEASE
SELF CONTAINED OFFICE BUILDING
APPROXIMATELY 2,260 SQ FT (210 SQM)**

- Arranged as 5 large rooms
- Ample WCs and tea point
- Excellent location, convenient for main line railway station
- Parking for up to 10 cars
- Gas central heating & air cooling
- Available now



LOCATION

Set just off Bartholomew Street and conveniently located within a few minutes walk of Newbury Railway Station (Paddington 55 minutes), local shops and amenities.

THE PROPERTY

A rare find these days, a well presented self contained office building with excellent parking. Currently arranged as 5 good sized offices with WCs to each floor.

The property benefits from modern air cooling and gas fired central heating.

PROPOSAL

A new lease for up to 2½ years if available on general terms to be agreed.

RENT

£22,600 per annum. Payable quarterly in advance.

RENT DEPOSIT/GUARANTORS

May be required subject to status.

VAT

TBC

SERVICE CHARGE & INSURANCE

TBA

RATES FOR 2017/18

Rateable Value:	£15,500
Rates Payable:	£6,738.73

VIEWING

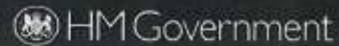
By strict appointment please with the Sole Agents **Brunsdon Associates**
01635 255501 property@brunsden.com

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



2 Pound Court
Pound Street
NEWBURY
RG14 6AA

Certificate Reference Number:
9200-4915-0353-9310-4024

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 76

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 ²):	240
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	52.1
Primary energy use (kWh/m ² per year):	304.18

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

94 If typical of the existing stock

