

10 Kingfisher Court
Hambridge Road
Newbury
Berkshire
RG14 5SJ



**FOR SALE – MODERN BUSINESS/OFFICE UNIT WITH USEFUL
FEED IN TARRIFF DEAL**

Approximately 2350 sq ft (216 sq m)

- Valuable P.V. panels to roof – useful energy deal
- Good mix of open plan and partitioned space
- Air cooling
- Tea point & wc's to both floors
- Parking for 8 vehicles
- Available now

LOCATION

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury. 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.

Kingfisher Court covers some 4 acres of land fronting the Kennet and Avon Canal and has won many environmental awards for excellence in landscaping. The courtyard design provides a quiet working environment with excellent car parking facilities.

THE PROPERTY

Two storey office/business unit built around 1988 and well cared for/presented.

NB The property benefits from an excellent energy deal with a feed in tariff earning the owner some £3,000 PA on average.

FOR SALE

Guide £180,000 plus VAT for the 999 year lease virtual freehold.

BUSINESS RATES

We understand that the unit is rated as 2 separate floors currently.

Ground Floor

Rateable Value: £9300

Business Rates Payable: £4,464 2018/19

First Floor

Rateable Value: £9700

Business Rates Payable: £4,656 2018/19

Small business relief may apply. We would advise interested parties check with West Berkshire Council.

SERVICE CHARGES & INSURANCE

£2909.64 ex vat. Building Insurance £581.99



VIEWING

By strict appointment please with the Sole Agents, Brunsten Associates
01635 255501 property@brunsten.com www.brunsten.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, Brunsten 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 10
Kingfisher Court
NEWBURY
RG14 5SJ

Certificate Reference Number:
0990-5999-0341-9650-8094

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

83

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:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	213
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	90.74
Primary energy use (kWh/m ² per year):	616.86

Benchmarks

Buildings similar to this one could have ratings as follows:

47 If newly built

139 If typical of the existing stock