

**SUITE 4  
KENNET HOUSE  
19 HIGH STREET  
HUNGERFORD  
RG17 0NL**



Second floor office suite with parking in a prominent location within historic Market Town

**To Let | Approximately 500 sq ft (46 sq m)**

- Attractive period building
- Excellent High Street location
- Kitchen & w.c. facilities
- Parking for 2 cars
- To Let on new lease

## LOCATION

Situated on the main High Street in the centre of Hungerford. Hungerford is a busy small market town in West Berkshire, well positioned for Junction 14 of the M4 and with it's own train station offering services to Newbury, Reading and Paddington. The town offers an excellent range of shopping and dining facilities. The Kennet & Avon Canal path provides attractive walks within a few minutes of the High Street and the town itself is surrounded by delightful countryside.

## PROPERTY

A well presented and attractive second floor office suite with ample storage. The accommodation comprises:

Office 1 ~ approximately 225 sq ft

Office 2 ~ approximately 87 sq ft

Office 3 ~ approximately 185 sq ft

There is also an inner landing with a cupboard and cloakroom and Office 2 has a sink with cupboards below.

## LEASE

A new lease for a term to be agreed – ideally 3 Years minimum on an internal repairing lease.

## RENT

£5,000 per annum exclusive of bills.

## INSURANCE/SERVICE CHARGE

Insurance annual premium is: £862.90. Cleaning of Common Areas annual premium is: £80.04

## BUSINESS RATES

We have been advised that the **Rateable Value for this property is: £4,750 with Rates payable of: £2,280** for the current period. Small Business Relief may apply.

## EPC

TBA

## VIEWING

Strictly by appointment with the Sole Agent - Bruntsden Associates

[www.bruntsden.com](http://www.bruntsden.com) 01635 255501 [mail@bruntsden.com](mailto:mail@bruntsden.com)

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