



Chartered Surveyors &  
Commercial Property Consultants

## **CANALSIDE OFFICES WITH AIR CONDITIONING TO LET**

**FIRST FLOOR, UNIT 22B, KINGFISHER COURT  
HAMBRIDGE ROAD, NEWBURY, RG14 5SJ**

**1,200 SQ FT (111 SQ. M)**



**REFURBISHED OFFICE SPACE WITH THE BENEFIT OF  
4 PARKING SPACES**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The offices are located within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units.

## **DESCRIPTION**

The offices are mainly open plan and presented to an extremely good standard. The space includes WC and Kitchenette and having been recently fully refurbished to include suspended ceilings and lighting. The refurbishment includes air conditioning/heating.

Parking for 4 cars (double parked) is included with the space.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	111	1,200

## **RATING ASSESSMENT**

Rateable Value        £9,300                    Rates Payable £4,640.70 (2023/24)

Note, if you are a small business no rates will be payable

## **SERVICE CHARGE**

The service charge for the year is £1,206.25 per qtr. plus VAT. Insurance is approx. £250.00 per annum.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation.

The quoting rental is £10.00 per sq. ft. (£12,000 per annum) plus VAT.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

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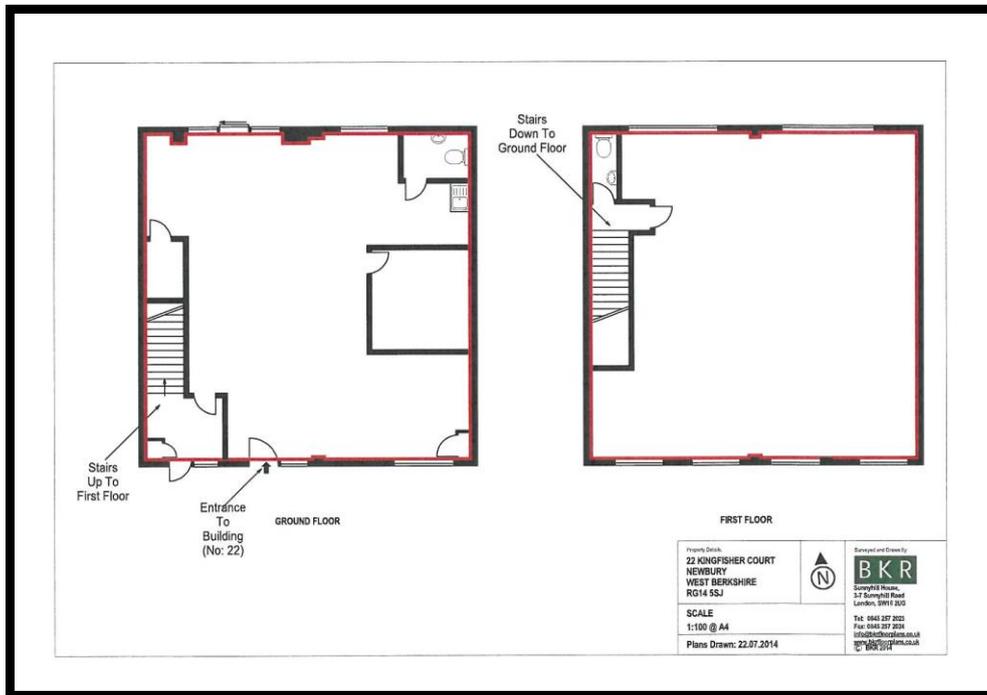
## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of D and a score of 90.

## VIEWING

Quintons - Shane Prater, direct line 01635 262510, email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

July 2023



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