OFFICE SUITE

TO LET

7, 8 & ATTIC SPACE, ORWELL HOUSE
50 HIGH STREET, HUNGERFORD
WEST BERKSHIRE, RG17 0NE

339 SQ. FT. (31.49 SQ. M.)

INCLUDES 1 PARKING SPACE

SITUATION

The offices are located at the southern end of Hungerford High Street within the L J Smith accountants offices.

DESCRIPTION

Set within Hungerford High Street the office suite is within a shared building.

The first floor office suite comprises two interlinked rooms and further attic storage space. The offices have good natural light, carpets, use of shared kitchen and WC's plus 1 parking space.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Rooms 7, 8 & Attic	31.49	339

RATING ASSESSMENT

Rateable Value £inc

Rates Payable £inc

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The office is available on a new agreement the length of which is open to negotiation. The rent, which is all inclusive of heat & light, rates, insurance etc. is £333.33 per month (£4,000 per year).

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

April 23

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX
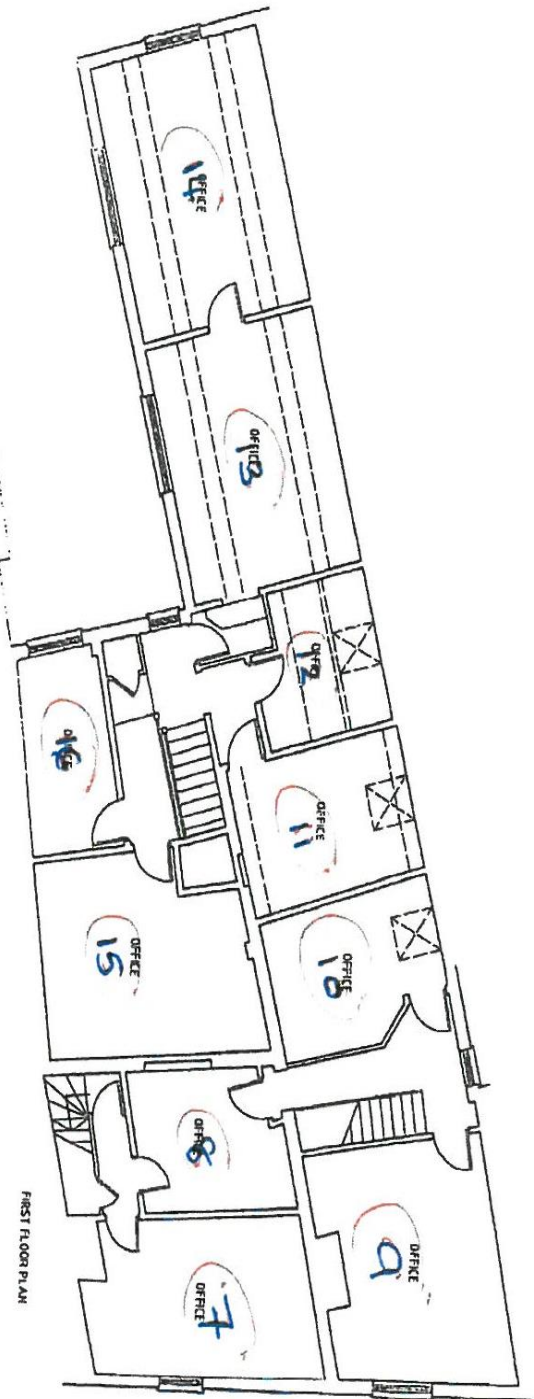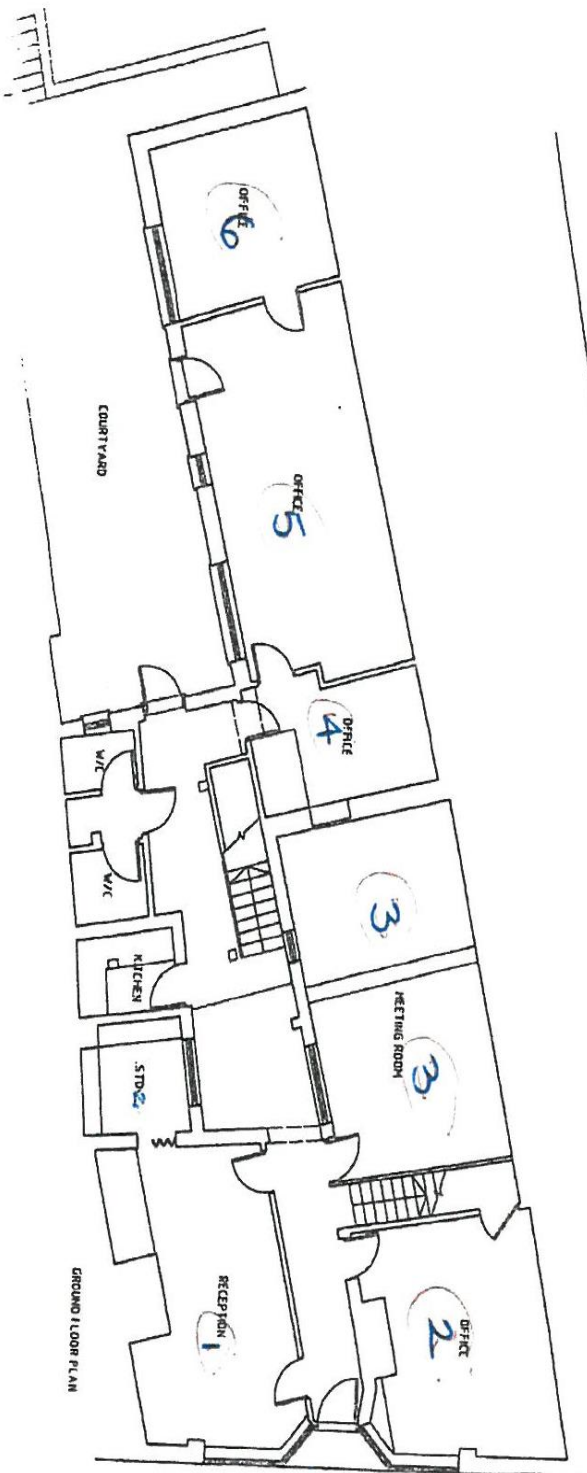
www.quintons.co.uk

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.

GROUND FLOOR PLAN

COURTYARD

OFFICE 6

OFFICE 5

OFFICE 4

W/C

W/C

KITCHEN

STORE

MEETING ROOM 3

OFFICE 3

RECEPTION 1

OFFICE 2

FIRST FLOOR PLAN

OFFICE 14

OFFICE 13

OFFICE 12

OFFICE 16

OFFICE 11

OFFICE 15

OFFICE 10

OFFICE 8

OFFICE 7

OFFICE 9