



Chartered Surveyors &
Commercial Property Consultants

MODERN TOWN CENTRE OFFICES

TO LET

**4 THE PENTANGLE, PARK STREET
NEWBURY, BERKSHIRE, RG14 1EU**

1,796 SQ FT (166.85 SQ M)



INCLUDES 7 PARKING SPACES

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

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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 property is situated just to the north of the town centre on the north side of Park Street. The property occupies a good central location close to the main retail pitch on Northbrook Street and adjacent to Park Way.

DESCRIPTION

Unit 4 The Pentangle comprises a detached brick built building planned over ground and first floors. The office includes a mix of open plan and directors / meeting rooms plus kitchen to ground floor and WC's to each floor.

The property also benefits from the following:-

- Gas central heating
- Suspended ceilings
- LED Lights
- 7 parking spaces
- EV Charging points

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	881	81.85
First Floor	915	85.01
Total	1,796	166.86

RATING ASSESSMENT

Rateable Value £35,500

Rates Payable £17,714.50

SERVICE CHARGE

The current service charge is £234.64 plus VAT per qtr. There is also a sinking fund for the car park in the sum of £332.16 plus VAT per Qtr.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 97.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £31,950 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

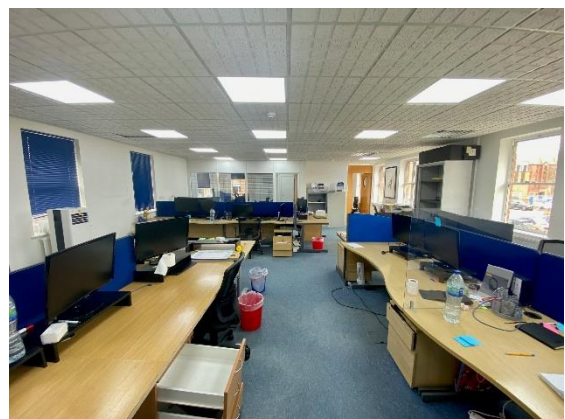
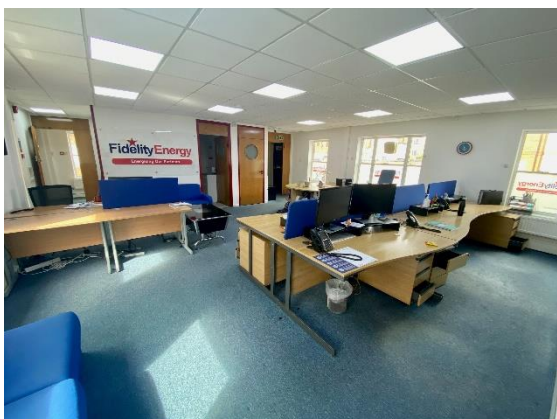
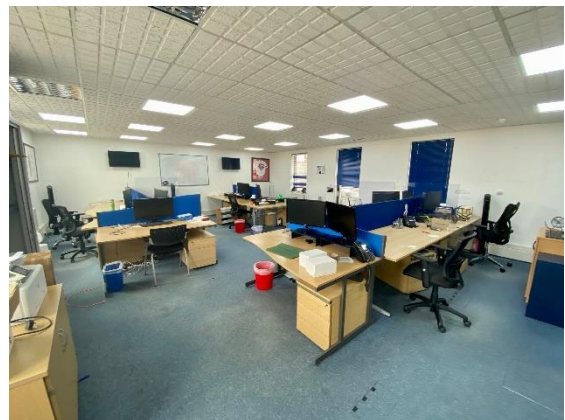
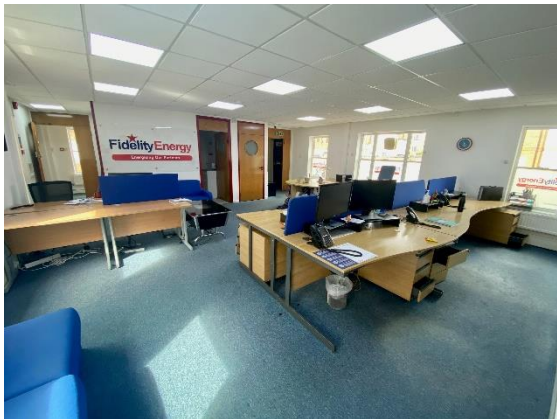
Contact Shane Prater on 01635 262510 or
Email: shane@quintons.co.uk

April 24

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