



Chartered Surveyors &
Commercial Property Consultants

WORKSHOP/OFFICE

TO LET

**UNIT 11 LANGLEY BUSINESS COURT, WORLDS END
BEEDON, NEWBURY, WEST BERKSHIRE, RG20 8RY**

930 SQ FT (86.40 SQ M)



DOUBLE LOADING DOORS

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.

SITUATION

The property is situated on Langley Business Court which is an estate of 12 similar units.

From the M4 Junction 13 proceed north to Chieveley. Turn right prior to Chieveley signposted Worlds End, follow the road and the property will be found on the left hand side.

DESCRIPTION

The property comprises a self-contained workshop / office building.

Amenities include 2 partitioned offices, suspended ceilings, air conditioning, open plan area previously used for storage, 2 allocated parking spaces, 13 visitor spaces and loading/unloading space.

Other occupiers on the estate include Logicalis, RSK, Skein Queen and Rock Services.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	86.40	930

RATING ASSESSMENT

Rateable Value £11,250

Rates Payable £5,613.75 (2024)

For those that qualify, no business rates will be payable.

SERVICE CHARGE

The service charge for the year commencing 1st January is £106.95 plus VAT per quarter.

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation.

The quoting rent is £12,000 per annum exclusive.

VAT is applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

April 2024

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.