



Chartered Surveyors &
Commercial Property Consultants

GROUND FLOOR OFFICE SUITE

TO LET

**2 LONDON ROAD, NEWBURY
WEST BERKSHIRE, RG14 1JX**

441 SQ FT (40.97 SQ M)



ONLY £667 PER MONTH ALL INCLUSIVE

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 offices are located on London Road, Newbury, which is regarded as the towns premier office address. Nearby is Northbrook Street and Parkway which also offer full retailing benefits.

DESCRIPTION

The offices are set within a shared two-storey Georgian building.

The rooms include carpeting to the floors, painted walls, good natural light and a mix of LED and Cat 2 lighting.

The property also benefits from gas central heating and communal kitchen and WC.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	40.97	441

RATING ASSESSMENT

Rateable Value £7,500 Rates Payable £3,742.50

Small business rates relief is available for those who qualify meaning no rates payable.

SERVICE CHARGE

Included within the rent charge.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 112.

PROPOSAL

The offices are available on a new agreement, the length of which is open to negotiation. The quoting rent is £8,000 per annum. The rent is an all inclusive figure which includes rent, heat, light, water, cleaning of common parts etc. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

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VIEWING

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January 2024

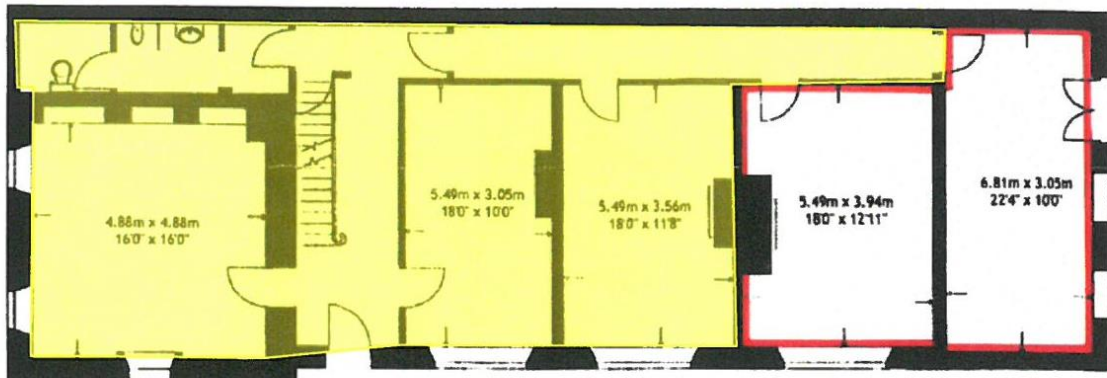


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Floor Plan



Ground Floor

