



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**FIRST FLOOR, UNIT 27 KINGFISHER COURT
HAMBRIDGE ROAD, NEWBURY
WEST BERKSHIRE, RG14 5SJ**

1,333 SQ FT (123.84 SQ M)



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 within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units. The property is situated on the eastern side of the park.

DESCRIPTION

The property comprises a first floor office suite within the popular Kingfisher Court development, which comprises 40 similar buildings.

The space is accessed via a ground floor doorway leading to stairs. The offices are split into two distinct areas, the larger of the two has two separate offices and a kitchen area with the second office being one large space. The whole area shares two WC facilities, one each for male and female.

The space benefits from air conditioning, carpets, kitchen with a range of base and wall units, stainless steel sink and drainer and space for fridge, data cabling, painted walls, suspended ceilings with inset strip lighting, fire alarm system and security alarm.

The space has 4 parking spaces.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Total | 123.84 | 1,333 |

RATING ASSESSMENT

Rateable Value £11,500

Rates Payable £5,738.50 (2023/24)

Those that qualify for small business rates relief will not pay any rates.

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1,500 plus VAT

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 110.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £11,950 per annum exclusive. VAT is not applicable.

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.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
March 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.