

Broadway House, 4-8 The Broadway
Newbury, RG14 1BA



Flexible Serviced Office Suites

1, 2 or 10 Workstation Space

Up to 30 Workstations

TO LET

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP

TEL: 01635 584188

2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH T 01635 42631 M 07958 539450

RICHARDSON-COMMERCIAL.CO.UK

IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to the property; (iv) terms quoted in the above particulars may be subject to VAT in addition.

Location

The property is located in the town centre in the heart of the retail zone and close to all facilities. The railway station is about 10 minutes walk and there is access via the London Road to the road network, the A338 for the M4 (J13) about 4 miles distant.

Description

The property is a prominent office building which offers serviced space on two floors which is divided into a variety of room sizes and limited parking to the rear. There is a Du Pre voice over telephone system and internet with handsets if required; tenants can have their own numbers.

Amenities

- Cat II lighting
- 2 sets WCs per floor
- Carpeted throughout
- Air-conditioning
- Lift to all floors
- Kitchen to each floor
- Conference boardroom – hired by the hour

Rent

Please see attached schedule.



Business Rates

All figures are exclusive of rates. Where rateable values are below £6,000 there is 100% rate relief available (subject to Budget 2013). Rateable values above £6,000 but below £12,000 can obtain a tapered relief.

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC

Energy Performance Certificate Non-Domestic Building

4, The Broadway
NEWBURY
RG14 1BA

Certificate Reference Number:
0762-3031-0089-0300-1701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment:	Air Conditioning	if newly built
Total useful floor area (m ²):	1633	if typical of the existing stock
Building complexity (NBS level):	4	

VAT

No VAT on rent but charged on services.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

T: 01635 584188

E: paul@richardson-commercial.co.uk

March 2013.

Subject to Contract

Broadway House Availability					
Ground Floor					
Description	Notional Occupancy (guide only)	Status	Net Area		Monthly Fee (Subject to Negotiation)
G1-G3	7 Person	Let	39 sq m	415 sq ft	
G4-G5	5 Person	Available	42 sq m	256 sq ft	£427 per month
G6	17 Person	Available	70 sq m	750 sq ft	£1,250 per month
G7-G8	11 Person	Available	46 sq m	500 sq ft	£833 per month
G9	Conference Room	Available for hire	33 sq m	350 sq ft	
G10	Conference Room	Available for hire	33 sq m	350 sq ft	
G11	Encounter Space	Available for hire	4.5 sq m	49 sq ft	
G12	Encounter Space	Available for hire	4.7 sq m	50 sq ft	
G13	Encounter Space	Available for hire	4.7 sq m	50 sq ft	
G14	6 Person	Let	22 sq m	231 sq ft	
G15	2 Person	Let	8.5 sq m	92 sq ft	
G16	2 Person	Available for hire	9 sq m	95 sq ft	
G17	12 Person	Let	56 sq m	601 sq ft	
First Floor					
Description	Notional Occupancy (guide only)	Status	Net Area		Monthly Fee (Subject to Negotiation)
F1	7 Person	Let	32 sq m	344 sq ft	
F2	Encounter Space	Available to hire		72 sq ft	
F3	Encounter Space	Available to hire		78 sq ft	
F4	4 Person	Let	13 sq m	144 sq ft	
F5	6 Person	Let	24 sq m	257 sq ft	
F6	Encounter Space	Available to hire		47 sq ft	
F7	Encounter Space	Available to hire		47 sq ft	
F8	2 Person	Let	9 sq m	95 sq ft	
F9a	5/6 Person	Available		375 sq ft	£625 per month
F9b	4/5 Person	Available		300 sq ft	£500 per month
F10	5 Person	Let	19 sq m	203 sq ft	
F11	5 Person	Let	19 sq m	204 sq ft	
F12	8 Person	Let	30 sq m	328 sq ft	
F13	3 Person	Let	12 sq m	125 sq ft	
F14	5 Person	Available	21 sq m	229 sq ft	£500 per month

Broadway House is a recently refurbished three storey office building in Newbury Town centre, facilities at the building include:

- Reception desk and support services
- Phone and broadband connections
- Air conditioned offices and meeting rooms
- Kitchen and toilet facilities
- A range of meeting rooms available for hire
- All fees are exclusive of VAT

For more information and room hire rates please contact@

Jill Owen

Tel: 01635-760105 / Email: jill@greenham-business-park.co.uk

Or Greenham Business Park Ltd Tel: 01635 81744