

**Unit 1, Riverside House, Mill Lane
Newbury, RG14 5RE**



Ground and First Floor Offices

Flexible Terms Available

2,278 sq ft

TO LET

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

TEL: 01635 584188

Location

The property is situated in Mill Lane approximately ¼ mile from Newbury town centre, close to the junction with the A339.

Mill Lane comprises a number of mixed uses including vehicle sales repair and maintenance, storage and office facilities.

Description

The property comprises an end-terrace, two storey purpose built office building with car-parking to the rear.

Amenities

- **Suspended ceilings**
- **Gas fired central heating to radiators**
- **Perimeter trunking**
- **8 car-parking spaces**
- **Flexible lease**

Accommodation

Ground Floor	1,224 sq ft	113.71 sq m
First Floor	1,054 sq ft	97.92 sq m
Total	2,278 sq ft	211.63 sq m

Tenure

The property is available under a new lease on a full repairing and insuring terms for a period to be agreed.

Any lease to be drawn outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Rent

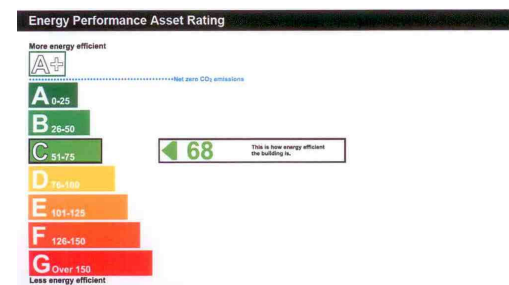
Rental offers in the region of £28,500 per annum exclusive.

Business Rates

Rateable Value **£18,000**

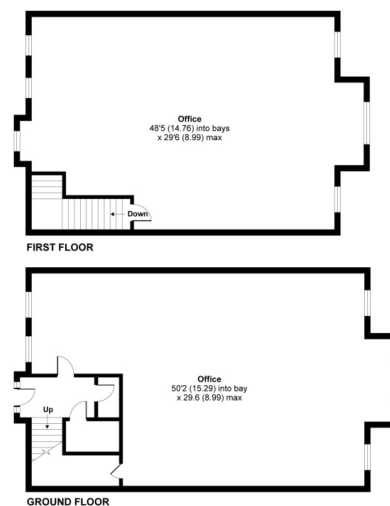
We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC



FLOOR PLAN

Riversdie House, Mill Lane, Newbury, RG14
APPROX. GROSS INTERNAL FLOOR AREA 2719 SQ FT 252.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property located on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of calculation.

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VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the joint agents:

Richardson Commercial

Paul Richardson

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