

**1st, 2nd & 3rd Floor Offices, 1 Northbrook Street
Newbury, RG14 1DJ**



Flexible Office

1,457 Sq Ft

TO LET

LIBERTY HOUSE, GREENHAM BUSINESS PARK NEWBURY, BERKSHIRE RG19 6H

TEL: 01635 282566

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 tenants 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 whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

Location

Newbury is an attractive market town in West Berkshire, within an hour of London, Oxford, Bristol and the South Coast.

The town is well located, being approximately 4 miles south of Junction 13 of the M4, via the A34 and with a main line railway station to London Paddington.

The offices are situated to the southern end of Northbrook Street, Newbury's principal prime shopping area and accessed from a small side road leading to the canal.

Description

Situated above West Cornwall Pasty Company, the offices are approached via an internal staircase leading to first, second and third floors.

Amenities

- Carpeted
- Night Storage Heaters
- Kitchen facilities
- Suspended ceilings to first and second floors
- Period finish
- Entry phone system

Accommodation

First Floor	536 sq ft
Second Floor	595 sq ft
Third Floor	326 sq ft

(This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition))

Tenure

The offices are available to let on flexible terms to be agreed on a full repairing and insuring basis.

Rent

Rental offers in the region of £14,500 per annum exclusive.

Business Rates

Rateable Value £9,900

EPC

Documentation awaited.

VAT

Unless otherwise stated the rent quoted is exclusive of VAT

Legal Fees

Each party will pay for their own legal fees.

Viewing

Strictly by appointment with the agents

Richardson Commercial

Paul Richardson

T: 01635 282566

E: paul@richardson-commercial.co.uk

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Subject to Contract