

FIRST FLOOR, 2 MILL COURT, MILL LANE
NEWBURY, RG14 5RE



Air-Conditioned Offices

With 3 Car-Parking Spaces

1055 sq ft

TO LET

Tel: 01635 282566

IMPORTANT:

Location

Situated on Mill Lane approximately a quarter of a mile east of Newbury Town Centre, the property occupies a prominent location a short distance from Sainsbury's roundabout and within walking distance of the main railway station.

Description

The property comprises a self-contained first floor suite of Unit 2 Mill Lane which forms part of the development of three purpose built offices.

The accommodation is generally open plan and includes a Meeting Room for up to 8 people. The suite includes 3 car parking spaces with unrestricted parking in Bone Lane.

Amenities

- Carpeted
- Air Conditioned
- Gas central Heating
- Refurbished kitchenette
- Male and female toilet facilities
- 3 on-site car parking spaces
- Flexible lease terms

Accommodation

1055 sq ft

Tenure

The property is available to let on a new lease for a term to be agreed.

Rent

Rental offers in the region of £13,750 per annum exclusive.

Business Rate

The property is currently assessed as one unit (ground and first) and a separate assessment will need to be served. Business rates currently are assessed at around £3.60/sq ft payable.

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

EPC

Awaiting EPC

VAT

We understand VAT will be charged. 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 fees.

Viewing

Strictly by appointment with the sole agent:

Richardson Commercial

Paul Richardson

T: 01635 282566

E: paul@richardson-commercial.co.uk

August 2016.

Subject to Contract