

THE COURT YARD, 2A/2B NORTHBROOK COURT,
NORTHBROOK STREET, NEWBURY, RG14 1EA



Refurbished Period Offices on Two Floors

With Parking

2,249 sq ft

TO LET

Tel: 01635 282566

IMPORTANT:

Location

2A/2B Northbrook Court is accessed via Park Street, off Northbrook Street overlooking the main high street, close to the Clock Tower.

Description

The property comprises one of Newbury’s oldest buildings, being accessed externally to the first floor. The property is situated on first and second floors, the second floor being split into two separate suites.

Amenities

- Well exposed beam work
- Newly decorated
- New carpeting throughout
- Some air-conditioning
- Ample toilet facilities
- 4 Parking spaces



Accommodation

Suite 2a	1,157 sq ft
Suite 2B	1,092 sq ft
Total	2,249 sq ft

It should be noted that the accommodation is currently split into various individual rooms suitable for individual offices, communal offices or meeting rooms.

This area has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

Tenure

The premises are available to let on a new full repairing and insuring lease for a term to be

agreed. It is envisaged that this will be a minimum of five years with possible three-year break.

Rent

Rent fixed for 3 years at £10.00psf to include parking.

Business Rates

The property has a rateable value of:

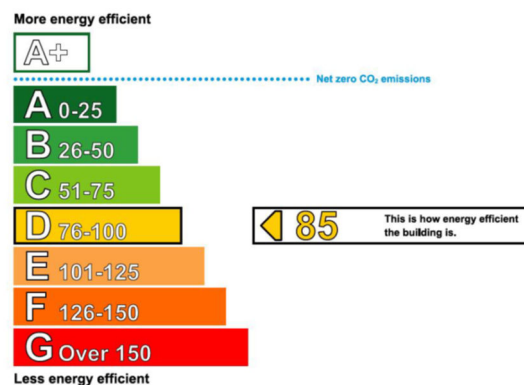
Rateable Value: £19,500 (April 2017)

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

VAT

The property is subject to VAT.

EPC



Legal Fees

Each party will be responsible for their own legal fees.

Viewing

Strictly by appointment with the joint agents:

Richardson Commercial
Paul Richardson
T: 01635 282566
E: paul@richardson-commercial.co.uk

Or
 Brunsden Associates 01635-255501

January 2018

Subject to Contract