# Unit 3, Riverside House, Mill Lane Newbury, RG14 5RE



Offices

Flexible Terms Available

2,279 sq ft

**TO LET** 

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

TEL: 01635 282566

## RICHARDSON-COMMERCIAL.CO.UK

#### IMPORTANT

#### 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 a mid-terrace, two storey purpose built office building with carparking to the rear.

#### **Amenities**

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

### Accommodation

Ground Floor 1,052 sq ft 97.8 sq m First Floor 1,227 sq ft 114 sq m

Total 2,279 sq ft 211.80 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**

RV G/F £8,800 F/F £9,700

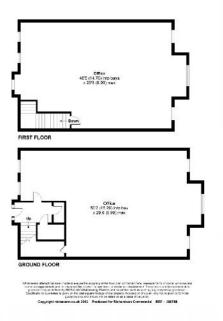
We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

#### EPC



#### **FLOOR PLAN**

Riversdie House, Mill Lane, Newbury, RG14



## 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 agents:

**Richardson Commercial** 

**Paul Richardson** 

T: 01635 282566

E: paul@richardson-commercial.co.uk

January 2015.

**Subject to Contract**