



Chartered Surveyors &  
Commercial Property Consultants

**ATTRACTIVE FIRST FLOOR OFFICES IN THE  
CENTRE OF HUNGERFORD**

**TO LET**

**2 KENNET HOUSE, 19 HIGH STREET  
HUNGERFORD, WEST BERKSHIRE, RG17 0NL**

**408 SQ FT (37.90 SQ M)**



**INCLUDES 1 PARKING SPACE**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Kennet House is situated in the centre of Hungerford in a prominent position on the corner of the High Street and Church Street. This is an excellent location in the heart of the town providing quick and easy access to all town centre facilities including the railway station. There are two public car parks within very close proximity of the property.

## **DESCRIPTION**

The office suite has its own private ground floor entrance fronting onto Church Street. The ground floor lobby leads directly to the staircase leading to the first floor landing which gives access to the three private offices. The suite has its own WC with washbasin. The three offices all have south facing windows overlooking Church Street and provide very attractive accommodation benefitting from the following amenities;

- Electric heating
- Carpeting throughout
- Broadband
- Tea point in office 1
- 1 on site car parking space

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Room 1	10.03	108
Room 2	12.26	132
Room 3	15.61	168
<b>Total</b>	<b>37.90</b>	<b>408</b>

## **RATING ASSESSMENT**

Rateable Value: £8,000

Rates Payable: £3,992 (2023/24)

If this is the tenant's only commercial property they will benefit from 100% rates relief and pay no rates whatsoever.

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

## **SERVICE CHARGE**

Insurance cost £537.84 per annum.

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## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of TBA and a score of TBA.

## **PROPOSAL**

The office suite is offered to let on an internal repairing and insuring lease for a term to be agreed. The quoting rent is £6,500 per annum exclusive. VAT will not be charged on the rent.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

February 2024



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