



Chartered Surveyors &
Commercial Property Consultants

TWO STOREY OFFICE BUILDING

TO LET

**POUND COURT, POUND STREET, NEWBURY
WEST BERKSHIRE, RG14 6AA**

2,504 SQ FT (232.62 SQ M) GROSS



AVAILABLE AS A WHOLE

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

The property is situated in Pound Court, Pound Street, Newbury. Pound Street is accessed from Enborne Road and Bartholomew Street.

Newbury is situated on the A339 which provides access to the A34 & M4.

Newbury is connected to the mainline rail links with London Paddington a 40 minute journey.

DESCRIPTION

The property comprises a two storey brick built office building with parking for 10 cars.

Internally the space includes:-

- * Carpets
- * Good natural light
- * Air cooling in parts
- * Gas central heating
- * Data points throughout
- * Kitchen
- * Male & Female WC's

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	115.10	1,239
First Floor	117.52	1,265
Total	232.62	2,504

RATING ASSESSMENT

The assessment for the whole building is :-

Rateable Value £17,500 Rates Payable £8,732.50 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 76.

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PROPOSAL

The offices are available on a new lease either as a whole or on a floor by floor basis. The quoting rent for the whole is £22,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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January 2024



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