



Chartered Surveyors &  
Commercial Property Consultants

**CANALSIDE OFFICES  
WITH AIR CONDITIONING  
FOR SALE**

**22 KINGFISHER COURT  
HAMBRIDGE ROAD, NEWBURY, RG14 5SJ**

**2,400 SQ FT (222 SQ. M)**



**PART INVESTMENT PRODUCING £12,000 PAX**

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 offices are located within Kingfisher Court off Hambridge Road. Kingfisher Court is a modern well-managed business park of similar units.

## **DESCRIPTION**

The offices are arranged over ground and first floors and comprise mainly open plan office space presented to an extremely good standard.

The space includes WC's and Kitchenette per floor and having been recently fully refurbished to include suspended ceilings and lighting. The refurbishment includes air conditioning/heating.

Parking for 8 cars (double parked) is included with the whole building (4 per floor).

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	111	1,200
First Floor	111	1,200
<b>Total</b>	<b>222</b>	<b>2,400</b>

## **RATING ASSESSMENT**

First Floor (Vacant Space)

Rateable Value       £9,300

Rates Payable £4,640.70 (2023/24)

## **SERVICE CHARGE**

There is a service charge payable for the building to the freehold estate owners. This is approx. £2,500 plus VAT. This is split per floor with the ground floor tenants paying their share.

## **PROPOSAL**

The ground floor offices are let for 3 years until 11<sup>th</sup> October 2026 to Link Hamson at a rent of £12,000 per annum exclusive.

The whole building is available to purchase Long Leasehold (999 year lease from 1986) with offers sought in the region of £225,000 (Two Hundred & Twenty Five Thousand Pounds).

VAT is applicable to the price.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

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## **ENERGY PERFORMANCE CERTIFICATE**

The property has a rating of D and a score of 90.

## **VIEWING**

Quintons - Shane Prater, direct line 01635 262510, email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

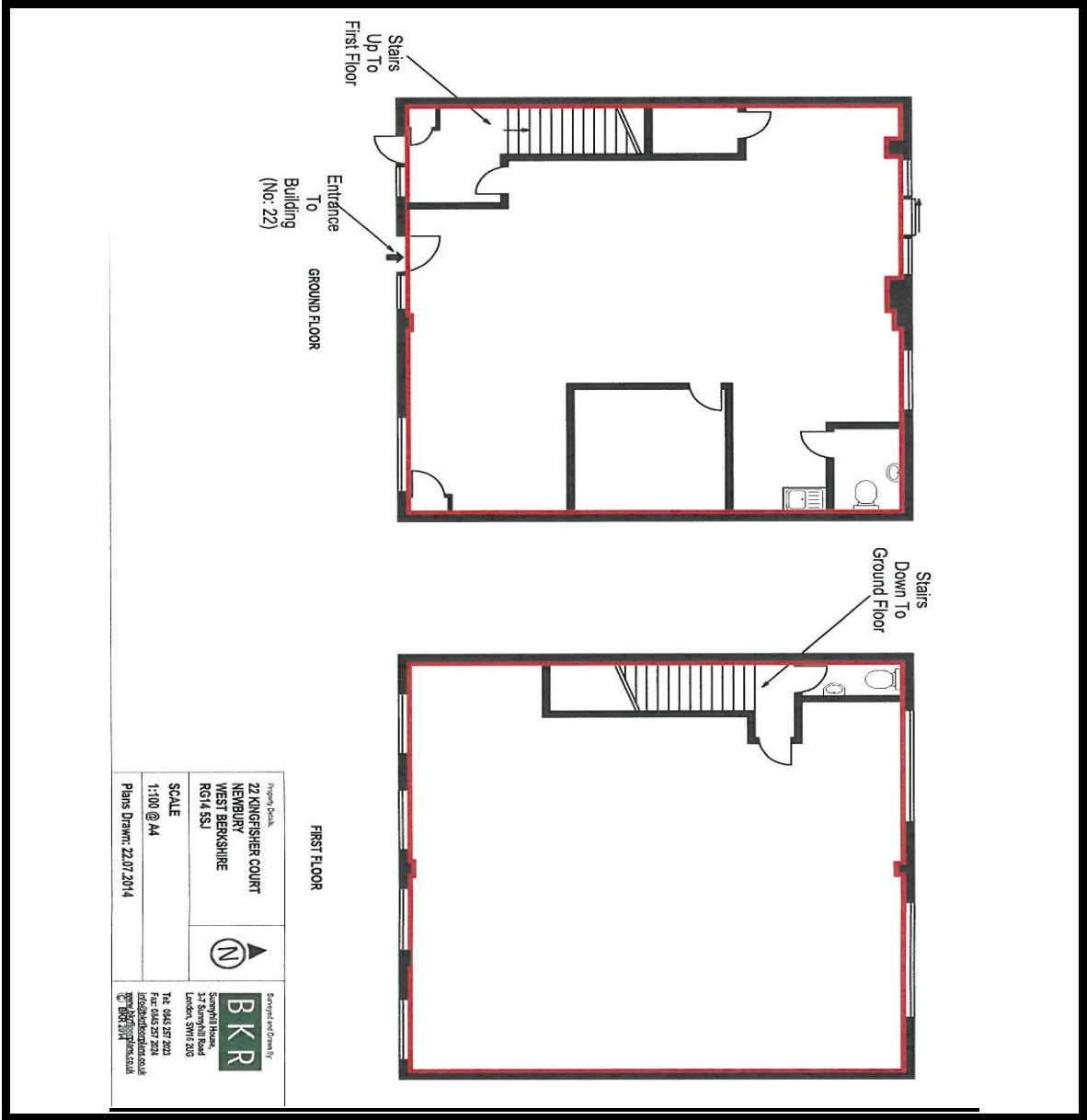
April 2024



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