



Chartered Surveyors &  
Commercial Property Consultants

**MODERN OFFICES**

**TO LET**

**UNIT 2B, VOTEC CENTRE , HAMBRIDGE LANE  
NEWBURY, BERKSHIRE, RG14 5TN**

**2,144 SQ FT (199.18 SQ M)**



**INCLUDES 8 PARKING SPACES**

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

[www.quintons.co.uk](http://www.quintons.co.uk)

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 on Hambridge Lane, Newbury. From the A4 (Hambridge Road traffic lights) turn into Hambridge Road. Turn left at Overbridge Square into Hambridge Lane. Proceed to the end of Hambridge Lane where Votec Centre can be found on the left.

## **DESCRIPTION**

The property comprises refurbished first floor, mainly open plan, office space with 5 perimeter directors/meeting rooms.

Facilities include carpeting, suspended ceilings and lighting, male and female WC's, kitchen and 8 car parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>199.18</b>	<b>2,144</b>

## **RATING ASSESSMENT**

Rateable Value           £24,750  
Rates Payable           £12,152.23  
(2022/23)

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is £1,643.36 plus VAT per Quarter

## **PROPOSAL**

The property is available on a new lease agreement. The quoting rent is £28,944 per annum.

VAT is applicable.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 64.

## **LEGAL COSTS**

Each party is to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
September 2023

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