



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**12 WEST MILLS YARD, KENNET ROAD
NEWBURY, WEST BERKSHIRE, RG14 5LP**

1,010 SQ FT (93.83 SQ M)



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 West Mills, Newbury. Town centre banking and retail facilities are within a short walk, as is the Mainline Railway station which provides link to London Paddington in 45 minutes.

DESCRIPTION

The property comprises first floor office space set within a courtyard development. The space includes:-

- * Air conditioning
- * Carpets
- * 2 x WC
- * Kitchen
- * Parking for 4 cars
- * Separate meeting rooms
- * Data Cabling

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	93.83	1,010

RATING ASSESSMENT

Rateable Value £15,000 Rates Payable £7,485 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £2,820.44 per annum plus VAT

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 118.

PROPOSAL

The offices are available on an assignment of the existing lease which expires 12th December 2034. There is a tenant only break option on the 12th December 2029. The rent payable is £18,000 per annum exclusive. VAT is not applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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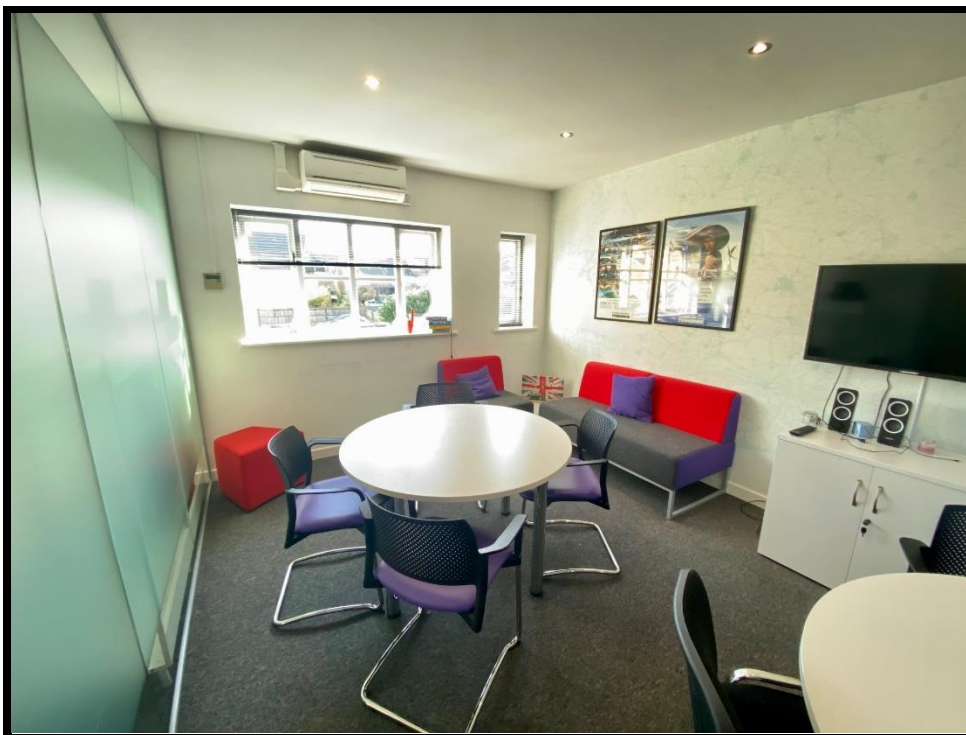
VIEWING

Contact Mr Shane Prater

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November 2023



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