



# Cygnet House



**TO LET**

**HEADQUARTERS OFFICES**

**4,810 – 21,588 (447 – 2,006 sq m)**

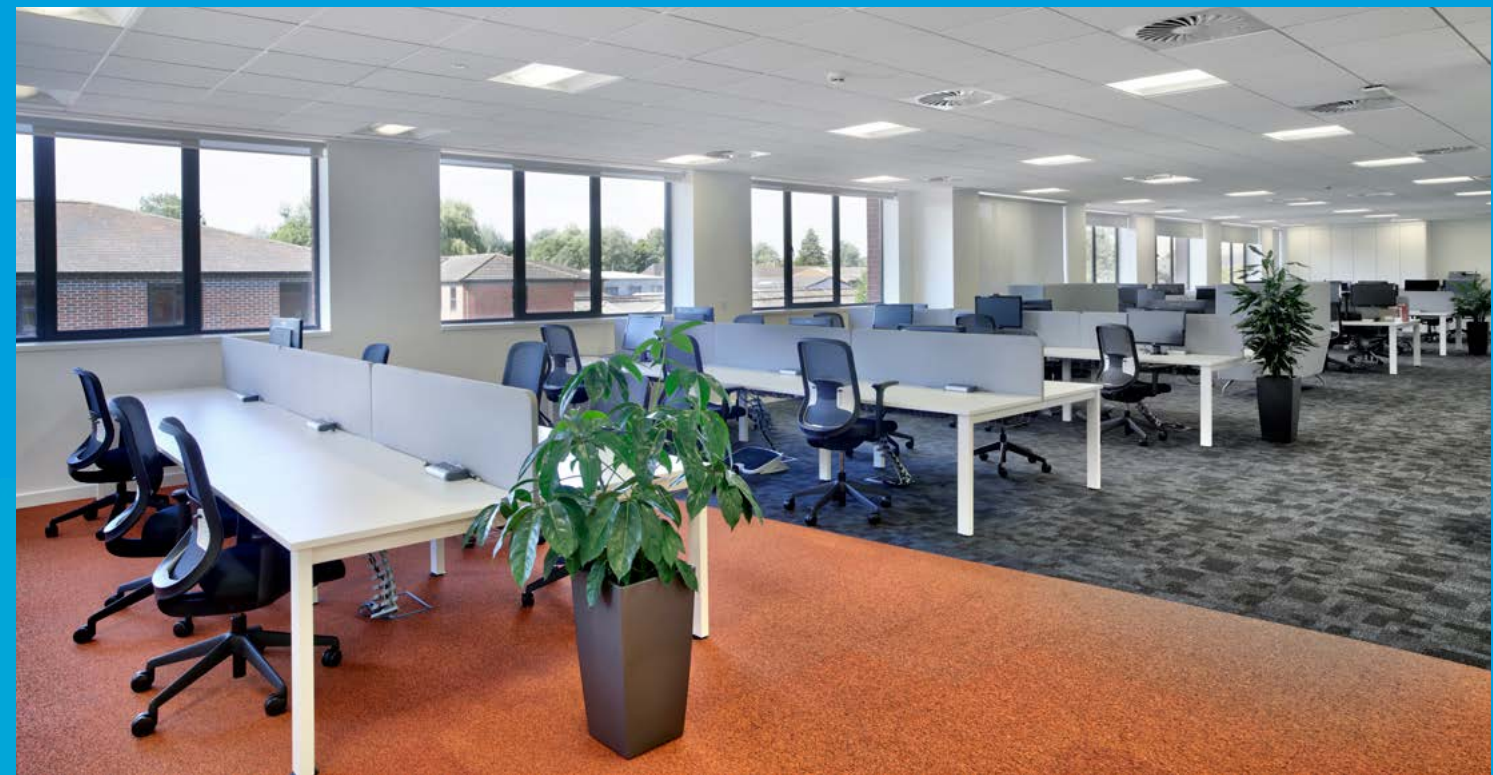
**Cygnet Way, Charnham Park, Hungerford RG17 0YL**

**[cygnet-hungerford.co.uk](http://cygnet-hungerford.co.uk)**





Cygnet House Cygnet Way, Charnham Park, Hungerford RG17 0YL



**LOCATION**

Hungerford is a market town surrounded by the beautiful West Berkshire countryside. The town centre, just a few minutes walk from Cygnet House, offers a wide variety of shops as well as many excellent pubs and restaurants. Hungerford and the surrounding villages provide a range of housing, which is supported by excellent local schools and education facilities. Charnham Park offers a well-equipped gym, auditorium and conference facility and serviced apartments adding to the local amenity.

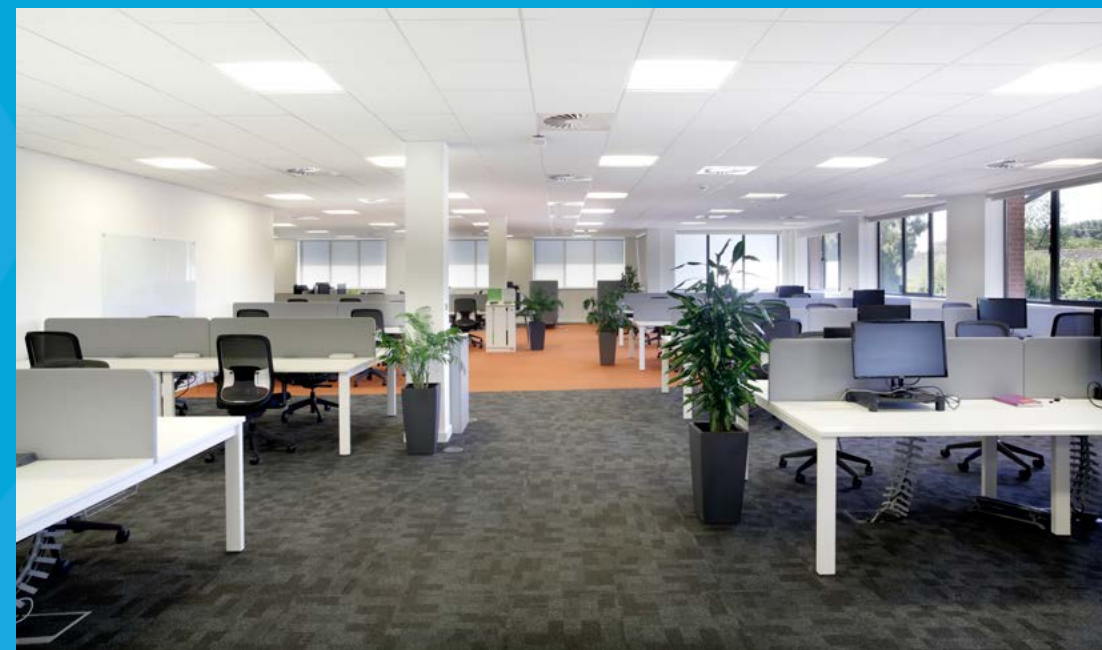
**DESCRIPTION**

Cygnet House is a modern office building arranged over two floors and situated within its own secure 2 acre site. The office is predominantly open plan on both floors but does contain some non-structural partitioned areas which can be removed or added to as required by the tenant.

Cygnet House provides a high-quality office environment but can be adapted to accommodate alternative uses, subject to planning.



Newbury and Marlborough are each just 15 minutes drive away and junction 14 of the M4 lies just 4 miles to the north of the town. The mainline railway provides direct access to London Paddington with a direct connection to Crossrail from Reading, providing easy access across London. All of these facilities make Hungerford an excellent place to live and work.



**AMENITIES**



Air-conditioning



Double glazed windows



Full access raised floors



Fibre broadband connection



8 person passenger lift



Male and female WCs on each floor



Full height reception atrium



UPS backup generator



Suspended ceiling



136 on site car spaces



LED lighting



Secure 2 acre site





**TERMS**

Cygnets House is offered to let on a new full repairing and insuring lease for a term to be agreed. It is available as a whole or as separate floors.

**RENT**

£15.00 plus VAT per sq ft per annum.

**EPC RATING**

C-56

**RATES**

Rateable value: £382,500

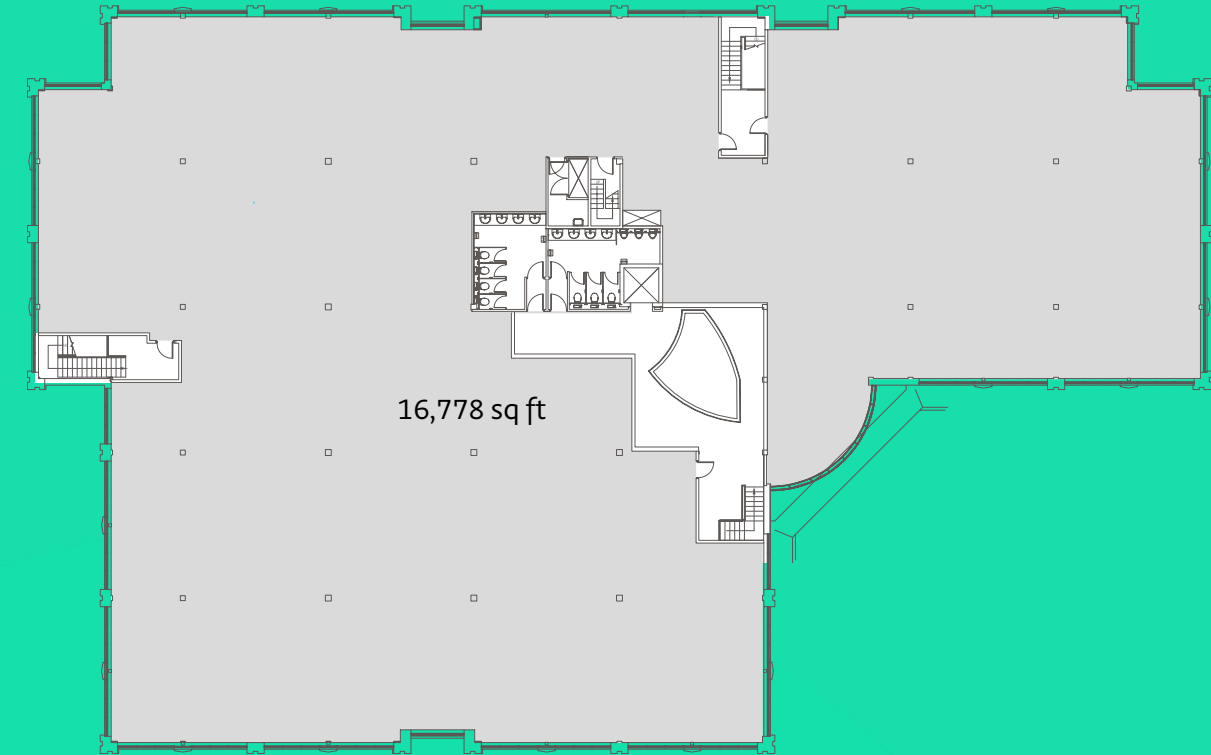
Rates payable: £195,840

This is for the whole building (2022/23).

All interested parties should check with West Berkshire District Council to ensure that this information is correct.



**FIRST FLOOR**



**LET**



**ACCOMMODATION**

Ground floor:	4,810 sq ft
First floor:	16,778 sq ft
<b>Total:</b>	<b>21,588 sq ft</b>

This area has been calculated on a net lettable basis in accordance with the RICS Code of Measuring





BY ROAD	miles
Newbury	8
Swindon	20
Reading	27
Oxford	35
Heathrow ✈	53
Central London	68
Gatwick ✈	82

BY RAIL	minutes (approx)
Newbury	12
Reading (fastest GWR service)	25
London Paddington (via Reading)	61
Oxford (via Reading)	52
Bristol (via Reading)	95
Birmingham (via Reading)	125

[cygnet-hungerford.co.uk](http://cygnet-hungerford.co.uk)

**VIEWING**

Strictly by prior appointment with joint sole agents:

**PARKINSON HOLT**  
 0118 939 3333  
 PARKINSONHOLT.COM

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