



Chartered Surveyors &
Commercial Property Consultants

BUSINESS UNIT

FOR SALE

**25, KINGFISHER COURT, HAMBRIDGE ROAD,
NEWBURY, WEST BERKSHIRE, RG14 5SJ**

2,323 SQ FT (215.81 SQ M)



11 PARKING SPACES INCLUDED

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 occupies a prominent position within the Kingfisher Court development.

Kingfisher Court is located just off Hambridge Road which is Newbury's main commercial centre. Hambridge Road leads directly to the A4 to the east and to Newbury town centre to the west.

DESCRIPTION

The property comprises a two-storey business unit located on the popular Kingfisher Court estate.

The ground floor includes mainly open plan office/stores area with separate office to the rear, two WCs and kitchen. On the whole, the space includes carpets to the floors, suspended ceilings, Category 2 lighting with gas blower heating in the main area and an air conditioning unit in the rear office. The WCs include two low level toilets and sinks, and the kitchen includes a range of units with stainless steel sink and drainer.

The first floor can be accessed internally or via a separate door allowing the property to be split. There are stairs leading to a lobby where access to a further kitchen and two WCs can be found, this then leads into a large open plan office with three cellular offices around the perimeter. In the main, the kitchen includes a range of base units with stainless steel sink and drainer, two WCs with low level toilets and sinks. In the main, the office areas include carpets, suspended ceiling with Category 2 lighting and air conditioning, and then three separate rooms include glazed partitions and air conditioning.

The property has the benefit of 11 parking spaces which are laid out as 4 double spaces to the front.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Ground Floor | 108.085 | 1,163 |
| First Floor | 107.774 | 1,160 |
| Total | 215.81 | 2,323 |

RATING ASSESSMENT

Rateable Value £19,000

Rates Payable £9,481

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £2,500 plus VAT per annum.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 100.

PROPOSAL

Offers are sought in the region of £200,000. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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April 2024



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