



Chartered Surveyors &
Commercial Property Consultants

BUSINESS UNIT

FOR SALE

**GROUND & FIRST FLOOR, 8, KINGFISHER COURT,
NEWBURY, BERKSHIRE, RG14 5SJ**

2,315 SQ FT (215.06 SQ M)



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

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 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 which is on an estate of 40 similar properties.

The ground and the first floor are separately accessed but they do have an internal connecting doorway which allows the property to be used by one occupier or two.

The ground floor includes carpet to the floors, suspended ceiling with Category 2 lighting, two WC facilities, kitchenette and warm air heating via a gas fired boiler.

The first floor accessed via stairs includes two WCs, kitchenette, four partitioned offices, suspended ceilings, Category 2 lighting and warm air heating.

To the front of the property there are eight parking spaces which are laid out as four double spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	107.58	1,158
First Floor	107.48	1,157
Total	215.06	2,315

RATING ASSESSMENT

Rateable Value £19,000

Rates Payable £9,481 (2024)

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba

PROPOSAL

Offers are sought in excess of £150,000. VAT is applicable.

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

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.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

April 2024



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

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.