

# KESTREL HOUSE

Howbery Park, Wallingford **OX10 8BD**

**TO LET**



**6,850 SQ FT**  
(636 SQ M)

Fully Fitted Offices - Riverside Location

**Lambert  
Smith  
Hampton**



## Description

Kestrel House is set in beautiful park land next to the River Thames offering state of the art design and specification. There c. 6,850 - 12,000 sq ft available on the second floor. The open plan suite offers ready to go fully fitted modern accommodation. The property has been built using environmentally friendly techniques and the air conditioning is provided from chilled beams using borehole water. BREEAM Excellent. Low total occupancy costs due to the all inclusive service charge (including rates and utilities).

## Specification

- Well Equipped Offices - Ready to Occupy
- Generous Parking Ratio
- Chilled Beam Air Conditioning
- Fully Accessible Raised Floors with a 450mm Void
- 2.75m Floor to Ceiling Height
- 66 Desks, 5 Meeting Rooms and Large Breakout Area





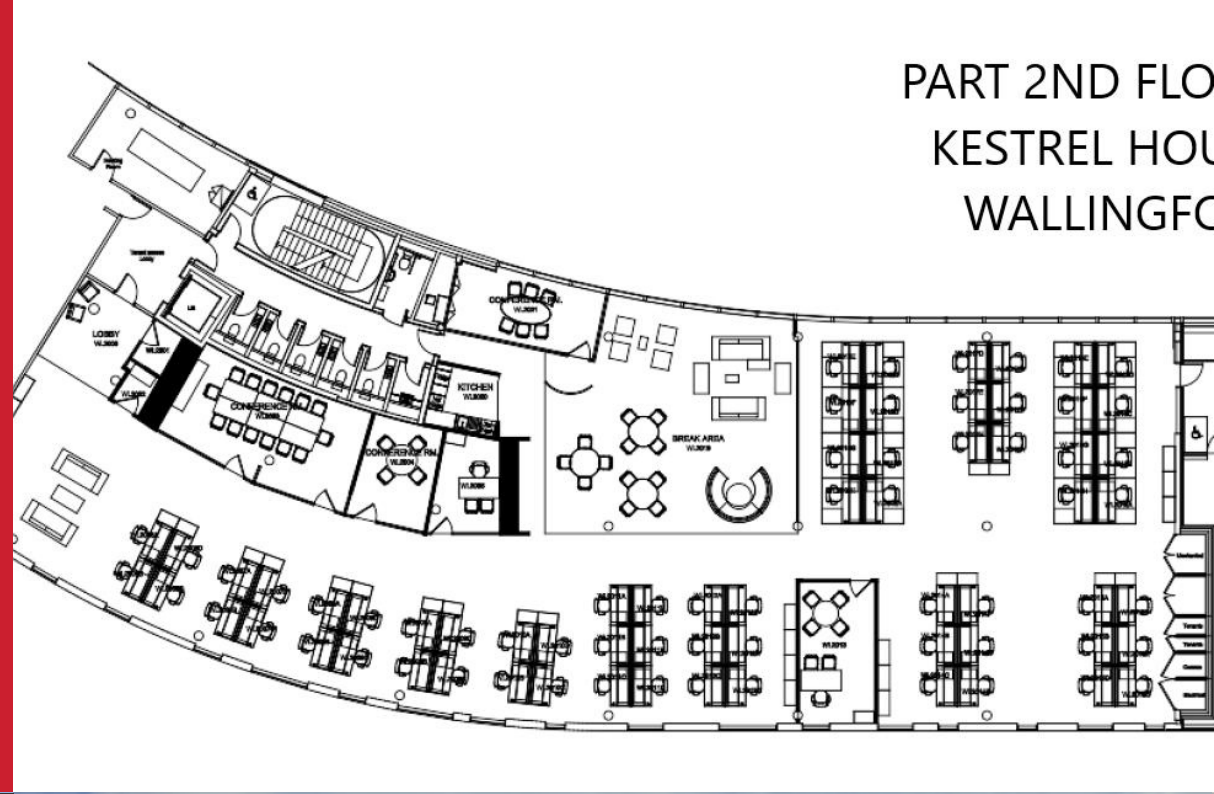
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## Location

Howbery Park is well located on the outskirts of Wallingford, in easy reach of Didcot, Oxford and Reading. Both Cholsey Station and Didcot Parkway offer main line train services into London Paddington and beyond. The park offers a car-sharing initiative to lower their carbon footprint. The park also has a Nursery, Gym and Cafe on site.

## Accommodation

	Sq Ft	Sq M
Second Floor	6,850	636
<b>TOTAL</b>	<b>6,850</b>	<b>636</b>





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## Additional Information

### TERMS

A new fully repairing and insuring lease is available directly from the landlord.

### RENT

On Application

### BUSINESS RATES

The rateable value is £117,000 per annum, however this is covered by the all inclusive service charge (inc. utilities)

### SERVICE CHARGE

£18.67 Per Sq Ft

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the sole agents.

## Contact

For more information please contact:

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