

Red Shute Mill Business Centre
Red Shute Hill, Cold Ash, RG18 9QU



Semi-Serviced Offices

From 115 sq ft to 380 sq ft

With a Total Floor Area of 1,425 sq ft

TO LET

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP

TEL: 01635 584188

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Location

Red Shute Mill Business Centre is located in a superb position within a few minutes drive of junction 13 of the M4 motorway and just approximately 3 miles north of Newbury Town Centre.

Description

These offices are contained within a purpose built office building and a single storey extension adjoining.

Amenities

- **Toilet Facilities**
- **Kitchen**
- **Full Central Heating Throughout**
- **Carpets and Blinds**

Accommodation

Rooms available from 115 Sq Ft (12.54 Sq M) up to 380 Sq Ft (35.3 Sq M) with a total floor area of 1425 Sq Ft (75.24 Sq M) at a rent which includes all outgoings from approximately £16 per sq ft to include heating, lighting, cleaning of common parts and rates.

Car Parking

Car parking spaces are allocated on a pro-rata basis.

Tenure

The offices are available on an individual basis on flexible lease terms, allowing the tenant to give three months notice at any time.

EPC



VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Enters

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October 2011.

Subject to Contract

All measurements are approximate and net internal