

2A Bath Road Newbury RG14 1QL



First Floor Offices

Mainly Open Plan

10 on site car parking spaces

3666 sq ft

TO LET

2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH T **01635 42631** M **07958 539450**

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Location

The property is situated at the northern end of Newbury Town Centre, at the junction of Old Bath Road, Oxford Street and Oxford Road. There is good access to the M4 4 miles north at Junction 13.

Description

The modern first floor of a listed building comprises mainly open plan offices which have been refurbished to include new carpets and toilet facilities.

Amenities

- Upgraded male and female toilet facilities
- Kitchenette
- Gas fired central heating and secondary air conditioning
- Flexible lease
- 10 on site car parking spaces

Accommodation

3666 sq ft

Tenure

The suite is available to lease on flexible terms to be agreed. The occupier will have the benefit of kitchen facilities on the ground floor

Rent

Rental offers in the region of £12.00 psf exclusive.

Rates

RV £45,500 2010/2011

Interested parties are recommended to make their own enquiries in this regard.

VAT

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

Energy Performance Certificate**Viewing**

Strictly by appointment with the sole agent:

Richardson Commercial

Paul Richardson

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October 2009.

Subject to contract