

**21-23 The Broadway**  
**Newbury, RG14 1AS**



Self-Contained Period Office Building

**1,872 – 4,494 sq ft**

**OFFICES FOR LEASE**

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

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**RICHARDSON-COMMERCIAL.CO.UK**

**IMPORTANT:**

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## Location

The property is located in the centre of Newbury adjacent to The Broadway, which leads into Northbrook Street, occupying a prominent corner location.

Nearby occupiers include Regus serviced offices, Ross Brooke Accountants, plus numerous local office and retail occupiers.

## Description

The property is a self-contained three storey office building providing a mixture of open plan and cellular accommodation on each floor. The property is about to be refurbished and will benefit from:-

## Amenities

- Period style offices
- Carpeted
- Male and female toilet facilities
- In floor trunking for power and datacoms
- On site car parking spaces

## Accommodation

Ground Floor	1872
First Floor	1656
Second Floor	966

**Total**                      **4494 sq ft**

These figures are calculated on a net letting basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## Tenure

The property is available for lease on terms to be agreed.

## Rent

Rent offers around £50,000 per annum exclusive.

## Business Rates

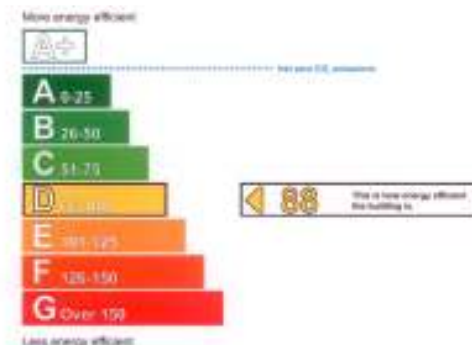
The business rates are currently being re-assessed.

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## 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



## Legal Fees

Each party will be responsible for their own legal costs.

## Viewing

Strictly by appointment with the agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 584188**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

September 2010.

**Subject to Contract**