

Comond House



NEWBURY BUSINESS PARK NEWBURY, RG14 2PS
TO LET PRIME OFFICES 12,949 SQ FT 1,203.0 SQ M

LOCATION

Newbury Business Park is located on the A4 London Road, 1 mile to the east of the town centre and approximately 4 miles south of J13 of the M4 motorway. There is a main line railway station in Newbury, journey time to London Paddington 57 minutes.

The property is set in landscaped grounds with formal car-parking laid out to the front.

DESCRIPTION

The property was constructed in 2002 to an extremely high standard with feature brickwork and full height glazing to second floor.

The property is built on three floors providing high quality open plan accommodation.

The accommodation benefits from

- Raised floors throughout
- Suspended ceilings with Category 2 lighting
- Air conditioning
- Lift
- Managed environment
- Parking to front
- Newly refurbished and decorated

ACCOMMODATION

	sq ft	sq m
Ground floor	3901	362.4
First floor	4517	419.6
Second floor	4531	420.9
TOTAL	12,949	1,203.0

BUSINESS RATES

Rateable value £119,000

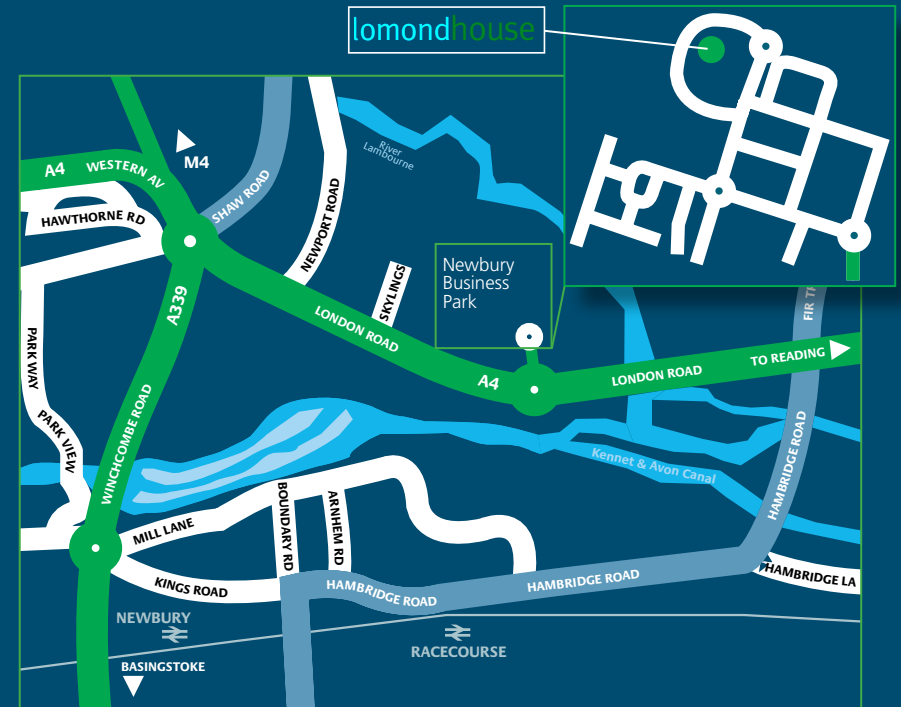
We recommend that interested parties make enquiries with West Berkshire District Council to ensure this information is correct.

TERMS

Any lease to be drawn on full repairing and insuring provisions.

RENT

On application.



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

By appointment with the sole agent:

IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition. May 2011



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