

On The Instructions of Country Estates
Kingfisher Court, Hambridge Road, Newbury, RG14 5SJ



Units from 1,250 sq ft to 2,500 sq ft
TO LET OR FOR SALE

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

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Location

Kingfisher Court is a purpose built development of small business units located on Hambridge Road, less than 1 mile from Newbury town centre.

Junction 13 of the M4 Motorway is approximately 5 miles to the north and nearby occupiers include SPX Plenty, Vodafone, Newbury's largest independent retailer Camp Hopson, as well as a host of other local and national companies.

Description

Each unit provides open plan office accommodation on ground and/or first floor, many of which have been partitioned to create private office areas as well as a degree of open plan accommodation.

Amenities common to the unit include:-

- Gas fired central heating
- Carpeting
- Suspended ceiling with recessed fluorescent lighting
- Air conditioning ?????
- Male and female toilet facilities
- Kitchen
- On site car-parking

Accommodation

	Sq Ft	Parking Spaces
Units 1 & 2	5,000 sq ft	23
Unit 3A	1,250 sq ft	4
Unit 3B	1,250 sq ft	4
Unit 30	2,500 sq ft	8
Unit 32	2,500 sq ft	8
Unit 34B	1,250 sq ft	4

It should be noted that the areas have been calculated on a gross internal basis.

Tenure

The premises are available to lease on a new full repairing and insuring basis, the length of which is open to negotiation. Preference will be given to a minimum period of 5 years, although a shorter lease may be considered dependent upon the covenant strength of the ingoing tenant.

Alternatively, the properties are available to purchase on a 999 year lease at a peppercorn ???

Terms

Leasing – Units are available to lease from £13,000 per annum exclusive in respect of a single floor (1,250 sq ft).

Purchase –

Unit 32	2,500 sq ft	£240,000 + VAT
Unit 34B	1,250 sq ft	£140,000 + VA

Business Rates

Interested parties should satisfy themselves as to the incidence of business rates. However, purely for guidance purposes we are aware that rates payable amount to between £4.00-£5.00 per square foot generally across the estate (2010-2011). Further information is available from the Valuation Office website at www.voa.gov.uk

Estate Management

Kingfisher Court enjoys a high standard of landscaping and external maintenance which is covered by way of an annual service charge levied against all occupiers. The service charge amounts to approximately £1.00 per square foot and includes:-

- Bin collection
- External window cleaning
- Gutter cleaning
- Road and path sweeping
- Maintenance of gardens and landscaped areas
- Street lighting
- Site security
- Services of Estate Manager

We understand there is a security surcharge of approximately £132 + VAT per annum, per floor occupied.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agents:

Richardson Commercial
Paul Richardson and Paul Enters

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Subject to Contract

Energy Performance Asset Rating

Unit 3B



Unit 32



Unit 4B



Unit 34B

