

1 West Mills Yard
Kennet Road, Newbury, RG14 5LP



Centrally Located Office Accommodation

Approx 330 sq ft (30.65 sq m) gross internal

TO LET

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

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Location

Newbury is an attractive market town in West Berkshire, within an hour of London, Oxford, Bristol and the South Coast.

The town is well located with good access to both the M4, M3 and A34. The mainline railway at Newbury provides a service to London Paddington in under an hour.

The offices are situated in West Mills Yard, a courtyard office development of similar units in West Mills, only a short distance from the town centre.

Description

The office is located at ground floor level and comprises self-contained open plan accommodation incorporating a WC. In addition there is one car parking space, electric heating and fluorescent lighting.

**Amenities**

- Self contained office
- Parking for 1 car
- WC facilities

Tenure

A new fully repairing and insuring Lease for a term to be agreed.

Rent

£5,000 per annum plus bills, payable quarterly in advance (VAT not chargeable at this time).

Business Rates

Rateable Value £4,150

Please note that Small Business Relief may apply.

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

Service Charge

There is a service charge in respect of repair and maintenance of common areas currently equating to £627.45, plus VAT.

The service charge is reviewed annually.

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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January 2012

Subject to Contract