

OFFICES TO LET



Rothwell House, Newbury

Northcroft Lane, Newbury, Berkshire RG14 1BN

Self-contained office property to be refurbished
8,700 sq ft (808 sq m)

Location

The property is situated in Pembroke Road, approximately 100 yards west of Northbrook Street, Newbury's main shopping location.

Nearby occupiers include H Young Holdings and Kleinwort Benson, whilst all major retailers are found in the main shopping location.

Description

The property comprises a detached three storey office building of traditional brick and tile construction with lift, perimeter trunking to offices and extensive car parking to the rear and in a secure compound.

The property is to undergo refurbishment to include:-

- Removal of all current partitioning
- Replacement of all ceilings and light fittings
- Newly decorated throughout
- Upgrade/refurbishment of toilet and kitchenette facilities

Tenure

The premises are available on a flexible lease with terms to be agreed. Alternatively, the freehold may be available.

Rental offers in the region of £14.00psf are sought.

Business Rates

The property is currently assessed as office and premises having a rateable value of £87,000 - rates payable £36,279 (2010/11).

We strongly recommend 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.



Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the joint agents:



Richardson Commercial
Paul Richardson
T: 01635 584188
E: paul@richardson-commercial.co.uk



Aston Rose
Mickey Fiori
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Subject to Contract