

# NEWBURY

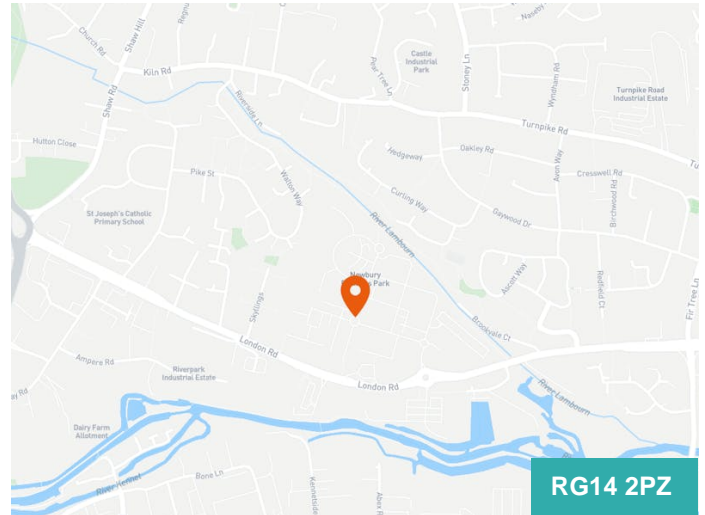
Benyon House, Newbury  
Business Park, RG14 2PZ



## OFFICE TO LET

**747 TO 2,071 SQ FT**

- Parking ratio is 1:260
- Costa Coffee, M&S, Lidl and Tesco all in short walking distance
- Open plan
- New lease
- Communal kitchen
- Air-conditioning



## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 747 to 2,071 sq ft  |
| <b>Rent</b>           | £16 per sq ft   |
| <b>Rates Payable</b>  | £7.90 per sq ft<br>Smaller suites may benefit from 100% rate relief, subject to status. |
| <b>Service Charge</b> | £8.50 per sq ft   |
| <b>EPC Rating</b>     | C (70)  |

## Description

The remaining suites at Benyon House, Newbury Business Park are open plan, ground floor office suites. The occupier of the suite(s) will also have use of the communal kitchen and WCs. The office has air-conditioning, carpeting through out, under floor cabling, data and power.

## Location

Newbury Business Park is strategically located just a 7-minute drive from the M4 and a 20-minute walk from both Newbury Station and Newbury Racecourse. The office is a short walk from many local amenities, perfect for a coffee break or lunchtime stroll, these include Costa Coffee, M&S Simply Food, BP, Lidl, The Swan Pub and Tesco Superstore.

## Accommodation

The accommodation comprises the following areas:

| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| Ground - Office 1 | 1,324        | 123           | Available    |
| Ground - Office 2 | 747          | 69.40         | Available    |
| Ground - Office 3 | 968          | 89.93         | Coming Soon  |
| <b>Total</b>      | <b>3,039</b> | <b>282.33</b> |              |

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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