

Call **01635 255501**

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Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

GROUND FLOOR  
UNIT 1-2  
KING JOHN HOUSE  
KINGSCLERE PARK  
KINGSCLERE  
NEWBURY  
RG20 4SW



**OFFICE/BUSINESS SPACE – TO LET**  
**APPROXIMATELY 2,428 SQ FT (225 SQM)**

- Prominent position at park entrance
- Gas central heating
- Tea point and WCs
- Well presented throughout
- Good mix of open plan and partitioned space
- Good parking (7 spaces approximately)
- Cat 5 Network installed (not warranted)
- Fire & security alarms

## **LOCATION**

Kingsclere Park situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Occupiers of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

## **THE PROPERTY**

Constructed around 1986 the building occupies an excellent position at the entrance to the Business Park. The space comprises the ground floor of a 2 storey building.

## **PROPOSAL**

To let on a new lease for a minimum of 3 years.

## **RENT**

£18,000 per annum plus all usual bills.

## **VAT**

Is chargeable on the service charge.

## **SERVICE CHARGE**

£7,700 PA plus VAT Approx Inc: £562.00 plus VAT. (2017)

## **BUSINESS RATES**

We have been advised by Basingstoke & Deane Borough Council that it is currently rated at approximately £10,800 per annum payable (please make your own enquiries).

## **VIEWING**

By strict appointment with

The Sole Agents

**Brunsdon Associates**

[mail@brunsden.com](mailto:mail@brunsden.com)

01635 255501

[www.brunsdon.com](http://www.brunsdon.com)

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# Energy Performance Certificate

Non-Domestic Building



Unit 1-2  
King John House, Kingsclere Park  
Kingsclere  
NEWBURY  
RG20 4SW

Certificate Reference Number:  
0396-2099-0030-3900-8503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

81

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 498  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 62.76

## Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

73 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.