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Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

WHARF HOUSE  
WHARF STREET  
NEWBURY  
RG14 5AP



### *Refurbished Period Offices – TO LET*

Approximately 3,436 sq ft

- Grade II listed building – period features
- Recently refurbished – well presented
- Accommodation on three floors with separate toilet facilities and kitchenette
- On-site car-parking – up to 9 allocated spaces
- Central and convenient location
- Good broadband

## THE PROPERTY

Wharf House is an attractive period building being Grade II listed. Internally, the property has been largely refurbished and comprises a ground floor reception with large meeting room, additional meeting rooms and individual offices.

The accommodation is on three floors and benefits from toilet facilities, kitchenette facilities and on-site car-parking.

## LOCATION

Situated in Newbury's historic centre overlooking the canal and Newbury Museum and just a short distance from Market Place for the restaurants, bars and shopping. The property offers highly prominent period accommodation with on-site car-parking.

## ACCOMMODATION

Areas are approximate net areas

Ground Floor	1,295 sq ft
First Floor	1,945 sq ft
Second Floor	194 sq ft

**Total: 3,436 sq ft**

Additional Storage 128 sq ft

## TENURE

The premises are available by way of a new lease on an effective full repairing and insuring provisions basis for a term to be agreed. Any lease to be outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

## RENT

Rental offers in the region of £51,500 per annum exclusive.

## BUSINESS RATES

The property is currently assessed as offices and premises, having a **Rateable Value of: £34,250 with Rates Payable of: £16,440** per annum.

## VAT

To be confirmed.

## EPC

The building is Listed Grade 2.

## SERVICE CHARGE & INSURANCE

TBA

## LEGAL FEES

Each party will be responsible for their own legal costs.

## VIEWING

By strict appointment with the Agents Brunsdens Associates  
**01635 255501** [www.brunsdens.com](http://www.brunsdens.com) [property@brunsdens.com](mailto:property@brunsdens.com)



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