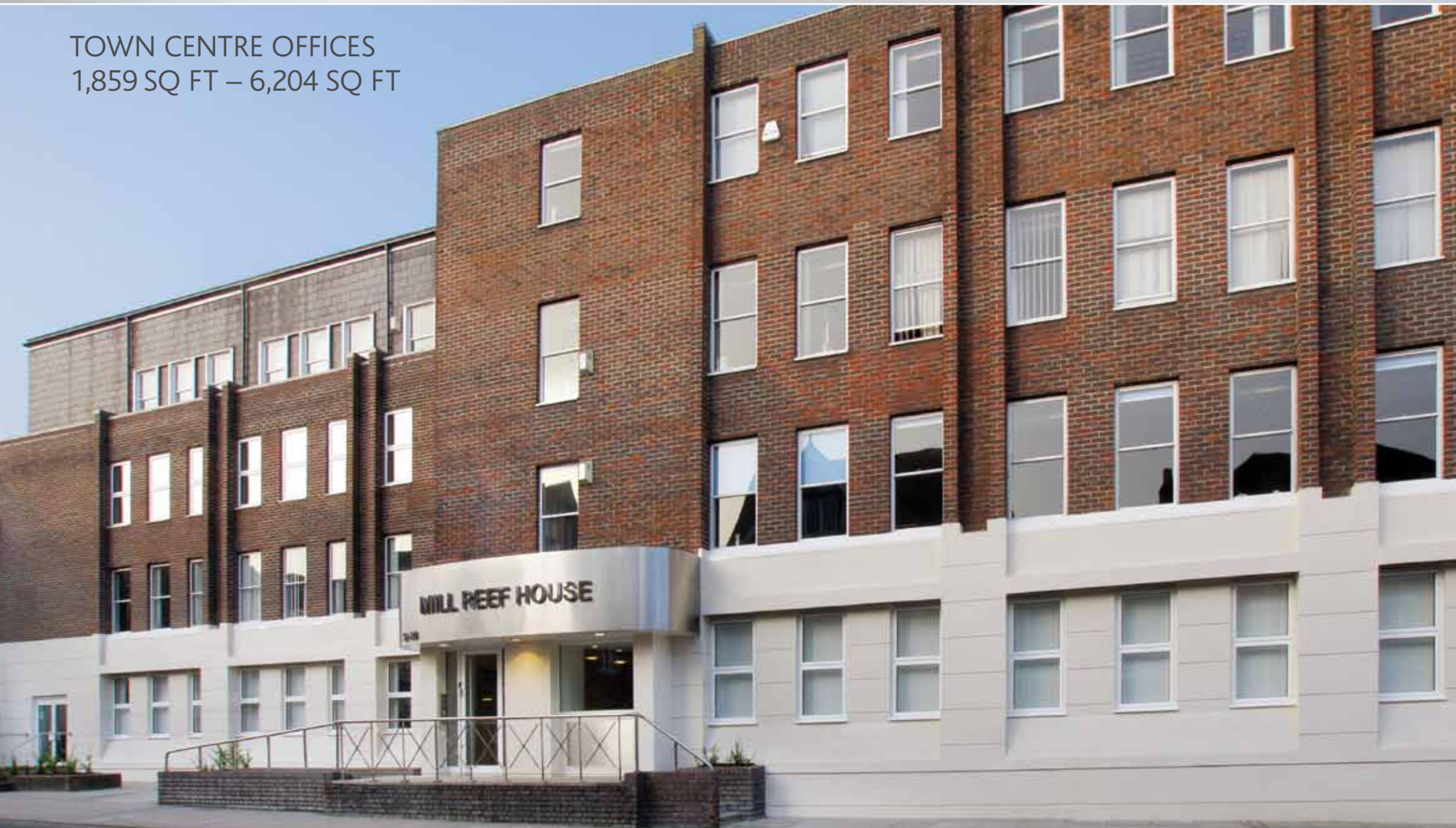


MILL REEF HOUSE

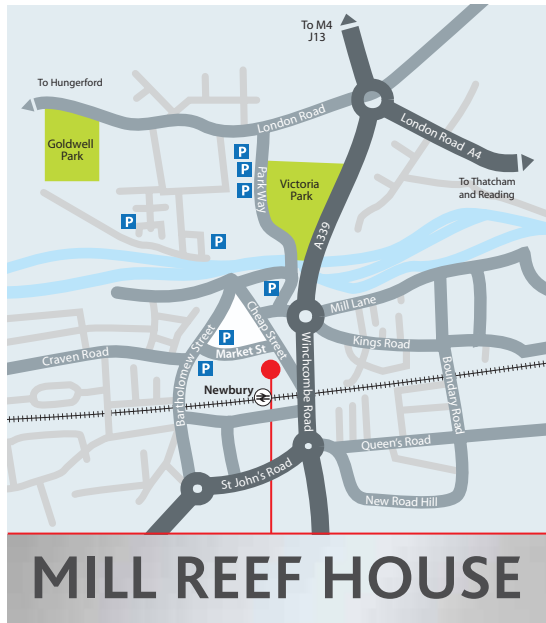
CHEAP STREET • NEWBURY • RG14 5DD

TOWN CENTRE OFFICES
1,859 SQ FT – 6,204 SQ FT



Location

Mill Reef House is located on the south side of the Town Centre within a short walk from the main railway station, which provides a direct rail service to Paddington in approximately 50 minutes. Close by is the Kennet Centre Shopping Mall, the Market Place and the main Post Office, all of which are within 3 minutes walk of the property. Cheap Street provides direct access to the A339 running north/south through Newbury, which in turn links with junction 13 of the M4 motorway approximately 4 miles to the north.

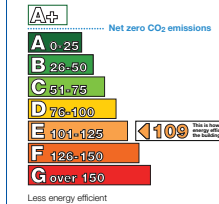


Energy Performance Certificate 0230-0231-9410-7907-7006

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.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel:

Natural Gas

Building environment:

Air Conditioning

Total useful floor area (m²):

1817

Building complexity (NOS level):

4

Benchmarks

Buildings similar to this one could have ratings as follows:

51

If newly built

112

If typical of the existing stock

Description

Mill Reef House is a modern purpose built office building providing accommodation on four floors.

The property has an attractive communal reception area from which the passenger lift and stairs lead to access all floors.

Each floor is divided into two wings and each wing was designed as open plan office space. However, some of the offices have subsequently been partitioned. The partitioning is non structural and this can be removed, repositioned or added to as required by the ingoing tenant.

The property has a gas fired central heating system but some of the floors have been equipped with air-conditioning. Male and female wc facilities are located on the landings for each floor which are shared amongst all occupiers of the building.

Accommodation

These areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Second floor	south wing	2,181 sq ft	202 sq m
Ground floor	north wing	1,859 sq ft	173 sq m
Ground floor	south wing	2,164 sq ft	201 sq m
TOTAL		6,204 sq ft	576 sq m

The second floor suite has been comprehensively refurbished and is offered in excellent condition. The suite has been completely refitted to provide excellent open plan accommodation with double glazed UPVC windows and impressive office suite entrance doors.

Car Parking

Each suite can offer up to 8 car parking spaces. Additional long term parking is available nearby at the Kennet Centre.



MILL REEF HOUSE

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd and Quintons (Commercial) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialeasecodeew.co.uk. October 2013.

Viewing is strictly by prior appointment with joint sole agents.



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