

PRELIMINARY DETAILS

TO LET

3,566 sq ft (331 sq m)

**Swan House
Northcroft Lane
Newbury RG14 1BN**



Location

The property is located on the south side of Northcroft Lane, just west of Newbury retail centre.

Description

Modern office space recently refurbished with new carpets and decorations. The building is arranged on ground and first floor with one suite off the central staircase. The building could possibly be split into two units. VOA website lists the rateable value (2005 List) as £43,500.

Floor areas

Ground Floor	Offices	1,694 sq ft	157.42 sq m
First Floor	Offices	1,872 sq ft	173.87 sq m
TOTAL		3,566 sq ft	331.29 sq m

Rent

The whole building is available to let on a new lease directly from the freeholder. Rental offers in the region of £55,000 per annum.

For further information or to arrange a viewing, please contact:

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Aston Rose

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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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