

A photograph of an empty office space. On the left, there is a large window with a white frame and a radiator underneath it. A small table with a vacuum cleaner and some items is positioned near the window. To the right, there is a long whiteboard mounted on a stand. A wooden door is open on the far right. The floor is covered with blue carpeting, and the ceiling has a grid of fluorescent light fixtures.

TO LET

**OFFICES 1A, 1B & 1C
CONSORT HOUSE**

42 Bone Lane, Newbury
Berkshire, RG14 5RD

560 sq ft / approximately 52.03 sq m

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

OFFICES 1A, 1B & 1C, CONSORT HOUSE

42 BONE LANE, NEWBURY, BERKSHIRE, RG14 5RD

Key Features

- Glazed internal partitions
- Carpeted floors with suspended ceilings and inset lighting
- Owned by Petchey Holdings – contact landlord direct

Description

Offices 1A, 1B and 1C at Consort House provide approximately 560 sq ft of office accommodation, available together as one suite.

Arranged across separate rooms, the accommodation provides scope for individual workspaces and meeting areas. Features include carpeted floors, suspended ceilings with inset lighting, glazed internal partitions and perimeter power sockets.

External windows provide natural light to part of the accommodation. Radiators and ceiling-mounted air-conditioning units are also present. Services and equipment have not been tested.

Location

Consort House is situated at 42 Bone Lane, Newbury, Berkshire, RG14 5RD, within the commercial setting along Bone Lane. The property provides a base for businesses seeking office accommodation in Newbury.

Accommodation

Accommodation	Sq ft
Offices 1A & 1C	450
Office 1B	110
Total	560

Approximately 52.03 sq m. Available as a whole. All areas are approximate.

Terms

The offices are available together as a single letting. Further details of the proposed agreement are available from the landlord.

Service Charge

Details of any service charge and other occupational costs are available from the landlord.

Services

Interested parties should confirm the availability, condition and capacity of services to meet their requirements.

Planning

Prospective occupiers should satisfy themselves that their proposed use is permitted and obtain any necessary consents.

Legal Fees

Each party to bear their own legal fees.

VAT

VAT may be applicable.

Rent

£10,000 per annum

Viewings & Enquiries

Contact the landlord direct to arrange a viewing.

Will Morris · Asset Manager

wmorris@petchey.co.uk



Office accommodation



Office accommodation

Disclaimer: These particulars are for general information only and do not constitute an offer or form part of any contract. Whilst reasonable care has been taken in their preparation, their accuracy is not guaranteed. All measurements and distances are approximate. Services, facilities and equipment have not been tested. Interested parties should verify all information by inspection or otherwise and satisfy themselves regarding planning permission, building regulations and any other necessary consents.