

Cygnets House



TO LET

HEADQUARTERS OFFICES

4,810 – 21,588 (447 – 2,006 sq m)

Cygnets Way, Charnham Park, Hungerford RG17 0YL

cygnets-hungerford.co.uk

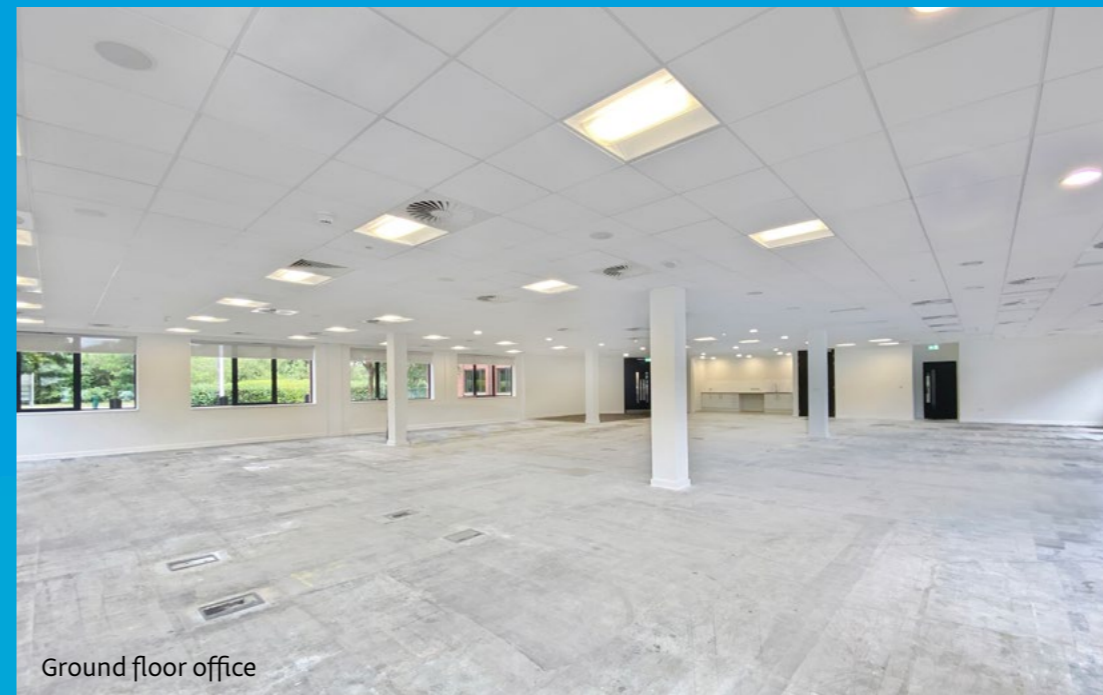




Cygnet House Cygnet Way, Charnham Park, Hungerford RG17 0YL



Ground floor office



Ground floor office



Ground floor office



Ground floor office tea point

LOCATION

Hungerford is a market town surrounded by the beautiful West Berkshire countryside. The town centre, just a few minutes walk from Cygnet House, offers a wide variety of shops as well as many excellent pubs and restaurants. Hungerford and the surrounding villages provide a range of housing, which is supported by excellent local schools and education facilities. Charnham Park offers a well-equipped gym, auditorium and conference facility and serviced apartments adding to the local amenity.



Newbury and Marlborough are each just 15 minutes drive away and junction 14 of the M4 lies just 4 miles to the north of the town. The mainline railway provides direct access to London Paddington with a direct connection to Crossrail from Reading, providing easy access across London. All of these facilities make Hungerford an excellent place to live and work.

DESCRIPTION

Cygnet House is a modern office building arranged over two floors and situated within its own secure 2 acre site. There is an open plan ground floor office which can be let separately from the ground floor. It is equipped with a comms ready room and tea point. The office is predominantly open plan on both floors but does contain some non-structural partitioned areas which can be removed or added to as required by the tenant.



Cygnet House provides a high-quality office environment but can be adapted to accommodate alternative uses, subject to planning. The landlord has a preferred building contractor who can help with design and implementation of a custom office space.

AMENITIES

- Air-conditioning
- Double glazed windows
- Full access raised floors
- Fibre broadband connection
- 8 person passenger lift
- Male and female WCs on each floor
- Full height reception atrium
- Dedicated building manager
- Suspended ceiling
- 96 on site car spaces
- LED lighting
- Secure 2 acre site





TERMS

Cygnets House is offered to let on a new full repairing and insuring lease for a term to be agreed. It is available as a whole or as separate floors.

RENT

£15.00 plus VAT per sq ft per annum.

EPC RATING

C-56

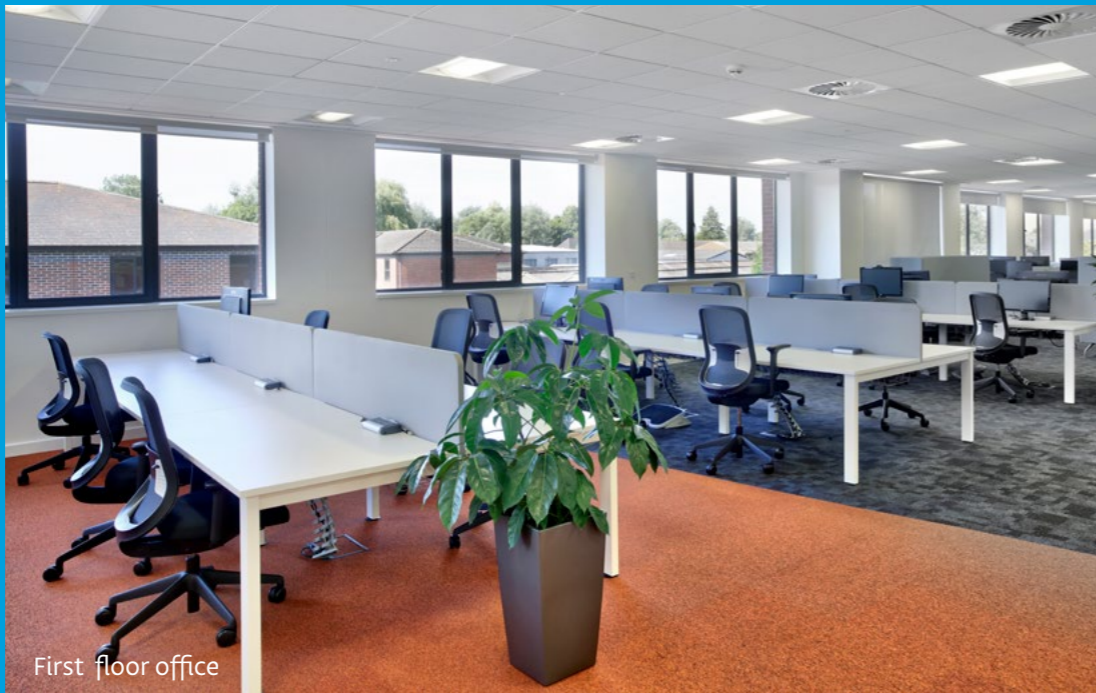
RATES

Rateable value: £382,500

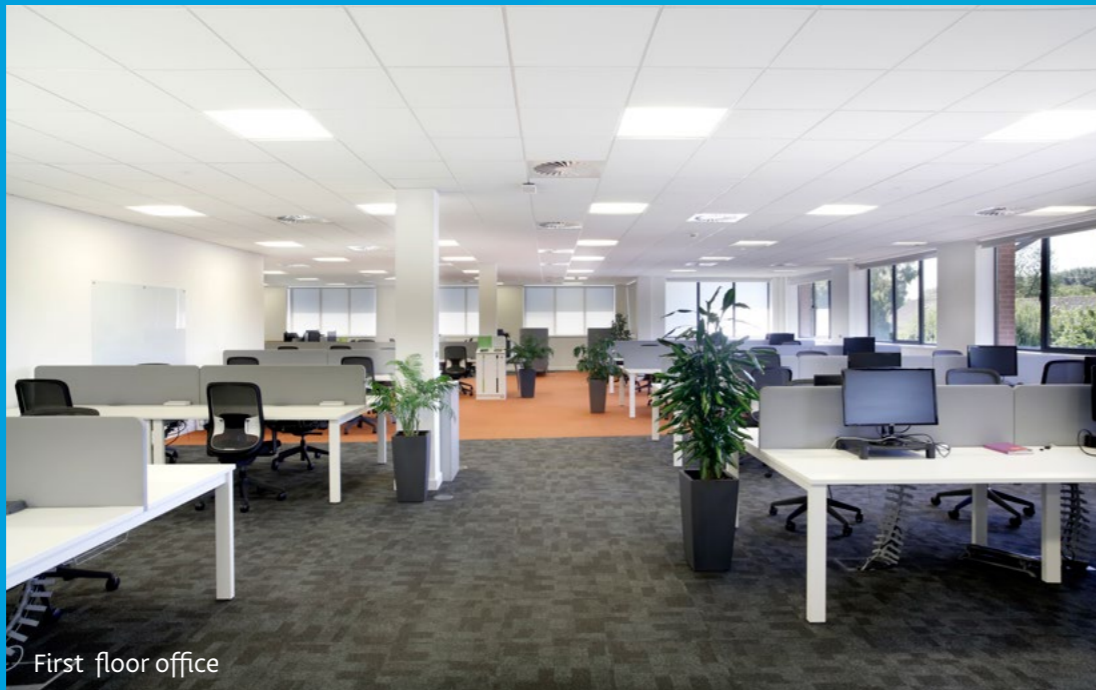
Rates payable: £195,840

This is for the whole building (2022/23).

All interested parties should check with West Berkshire District Council to ensure that this information is correct.



First floor office



First floor office

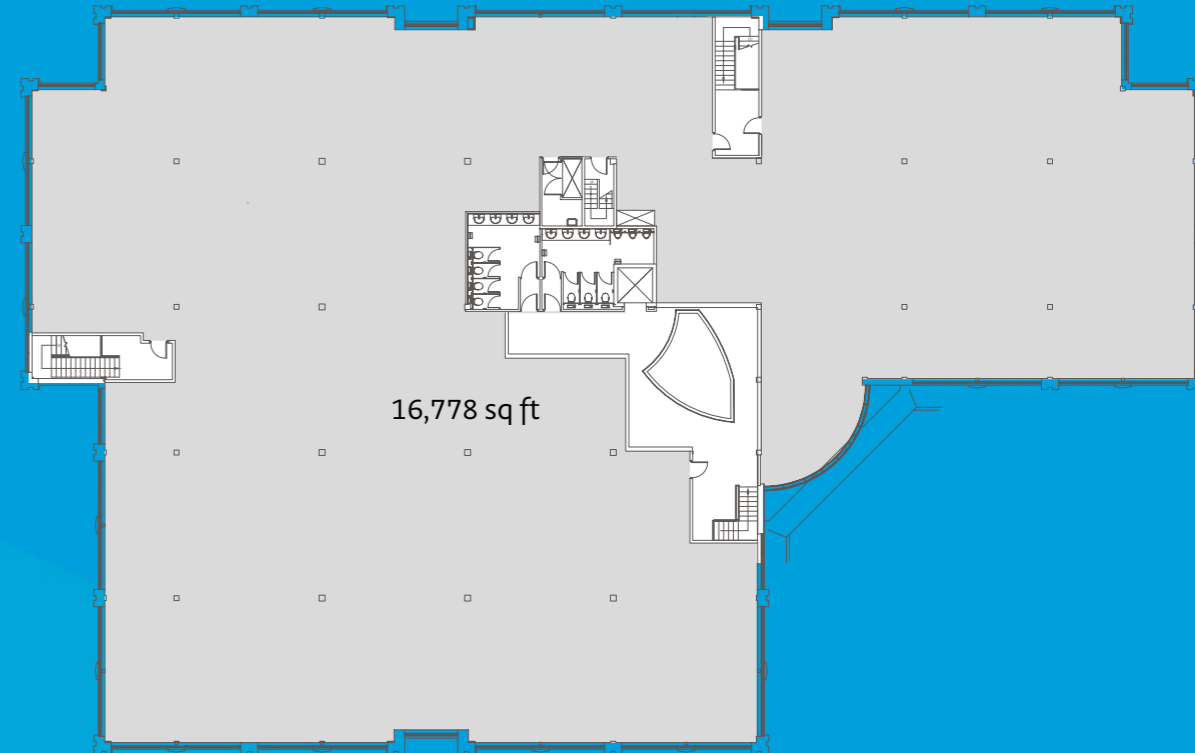


First floor comms room



Reception

FIRST FLOOR



GROUND FLOOR



ACCOMMODATION

Ground floor:	4,810 sq ft
First floor:	16,778 sq ft
Total:	21,588 sq ft

This area has been calculated on a net lettable basis in accordance with the RICS Code of Measuring





BY ROAD

miles

Newbury	8
Swindon	20
Reading	27
Oxford	35
Heathrow ✈	53
Central London	68
Gatwick ✈	82

BY RAIL

minutes (approx)

Newbury	12
Reading (fastest GWR service)	25
London Paddington (via Reading)	61
Oxford (via Reading)	52
Bristol (via Reading)	95
Birmingham (via Reading)	125

SITE SECURITY

The site is maintained by an external security company that locks and unlocks the building daily (06.00 – 22.00 Monday – Friday).

Access is still available outside of these hours.

cygnet-hungerford.co.uk

VIEWING

Strictly by prior appointment with joint sole agents:

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