

Cygnets House



TO LET

HEADQUARTERS OFFICES

4,810 – 21,588 sq ft (447 – 2,006 sq m)

Cygnets Way, Charnham Park, Hungerford RG17 0YL

cygnets-hungerford.co.uk





Open plan CGI



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.

DESCRIPTION

Cygnet House is a modern office building arranged over two floors and situated within its own secure 2 acre site. The first floor office is open plan and can be let separately from the ground floor. It is equipped with a comms ready room and tea point. The ground floor office has been fully fitted to a CAT A+ finish and is ready for immediate occupation.



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



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.



TERMS

Cygnnet 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

On application.

EPC RATING

C-56

RATES

Rateable value: £382,500

Rates payable: £195,840

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

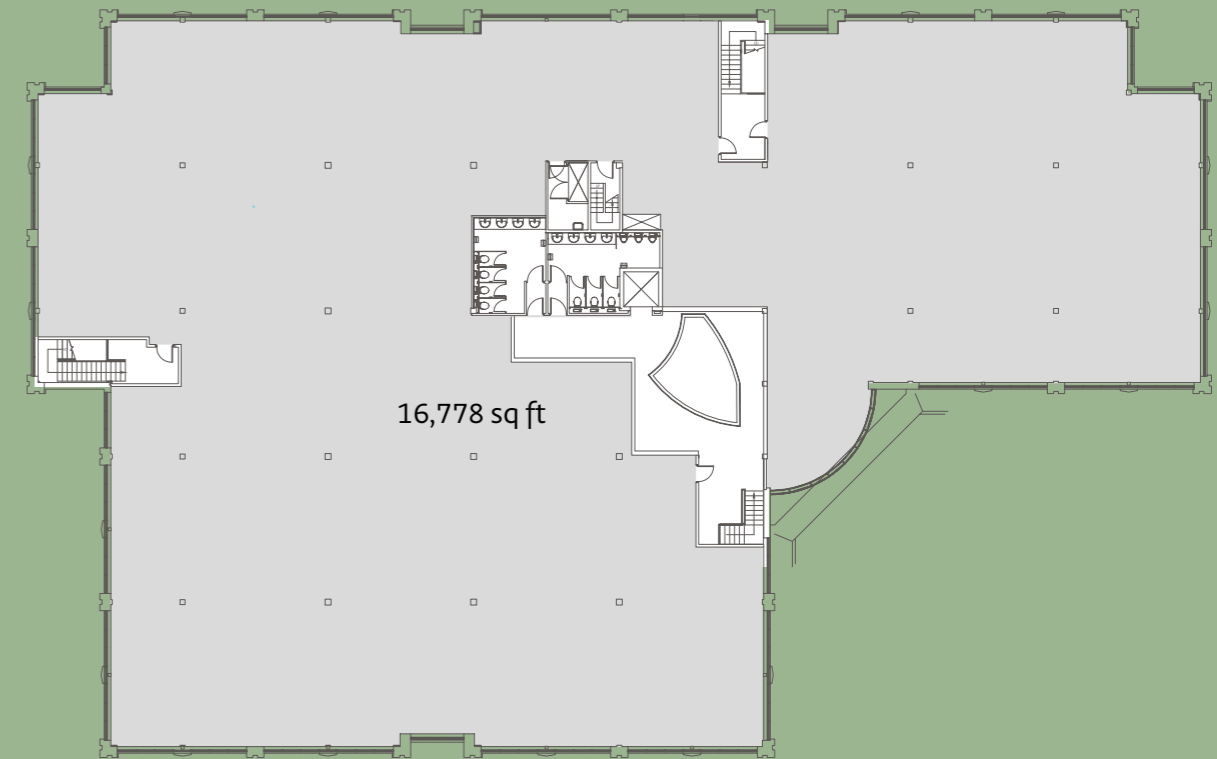
All interested parties should check with West Berkshire District Council to ensure that this information is correct.



First floor comms room



FIRST FLOOR



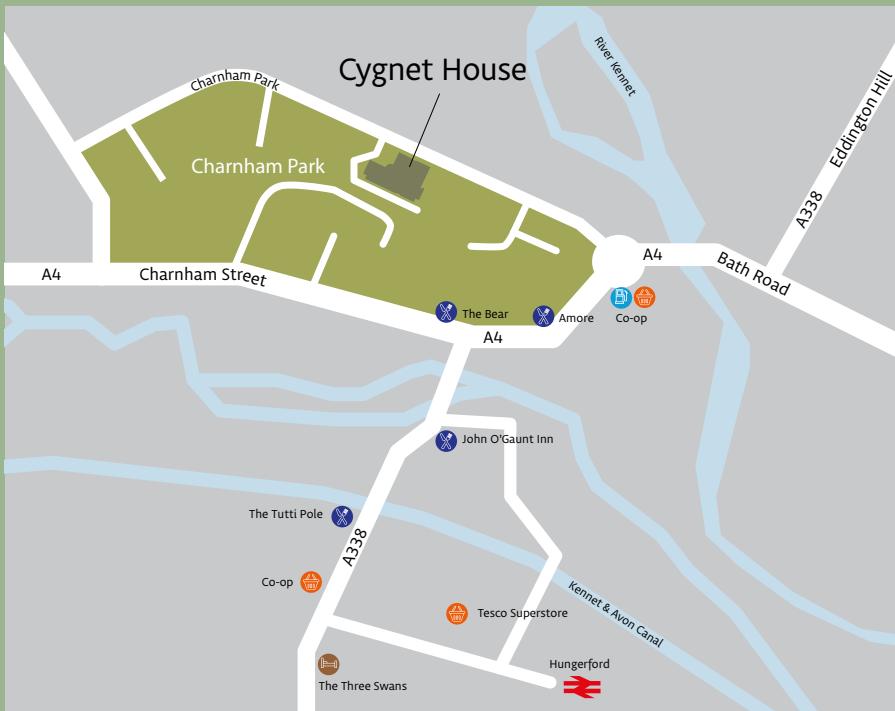
ACCOMMODATION

Ground floor:	4,810 sq ft
First floor:	from 4,284 to 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 Practice.



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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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