

**16,778 sq ft
FIRST FLOOR NOW LET**

Cygnnet House



TO LET

HEADQUARTERS OFFICES

4,810 sq ft (447 sq m)

Cygnnet Way, Charnham Park, Hungerford RG17 0YL

cygnnet-hungerford.co.uk





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. The remaining 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
-  25 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

£19.50 per sq ft pa.

EPC RATING

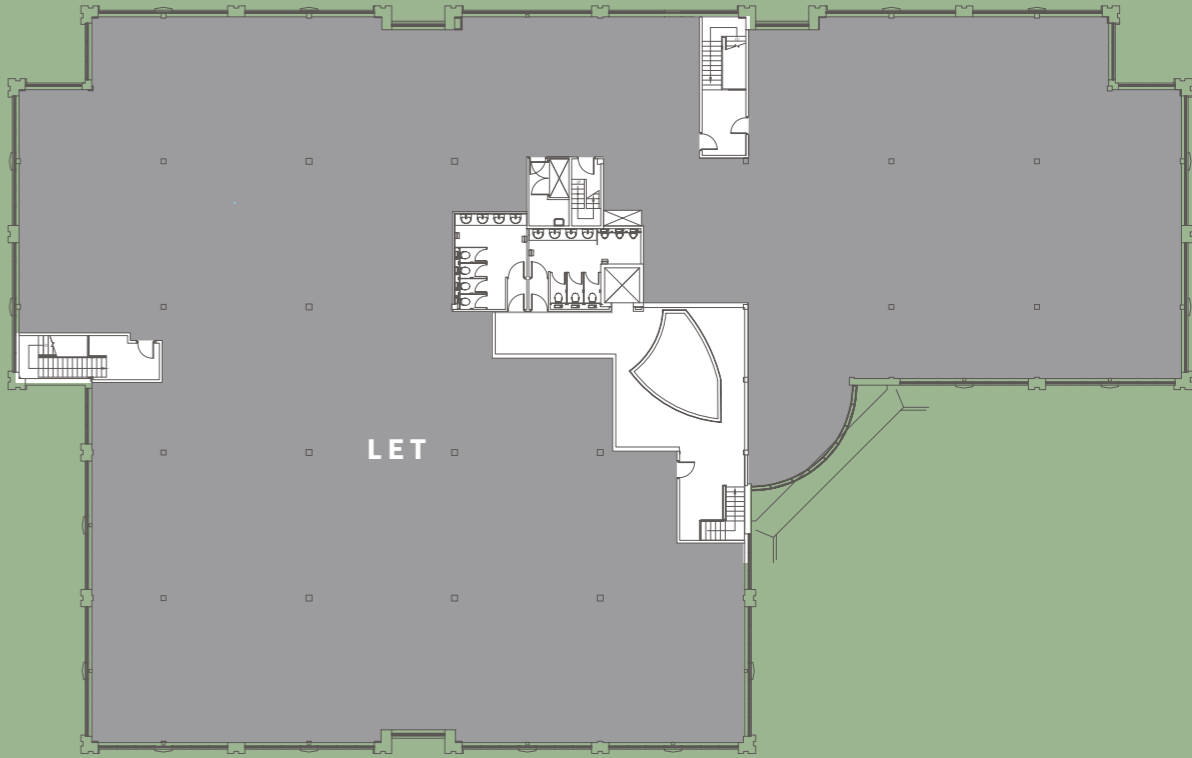
C-56

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



GROUND FLOOR

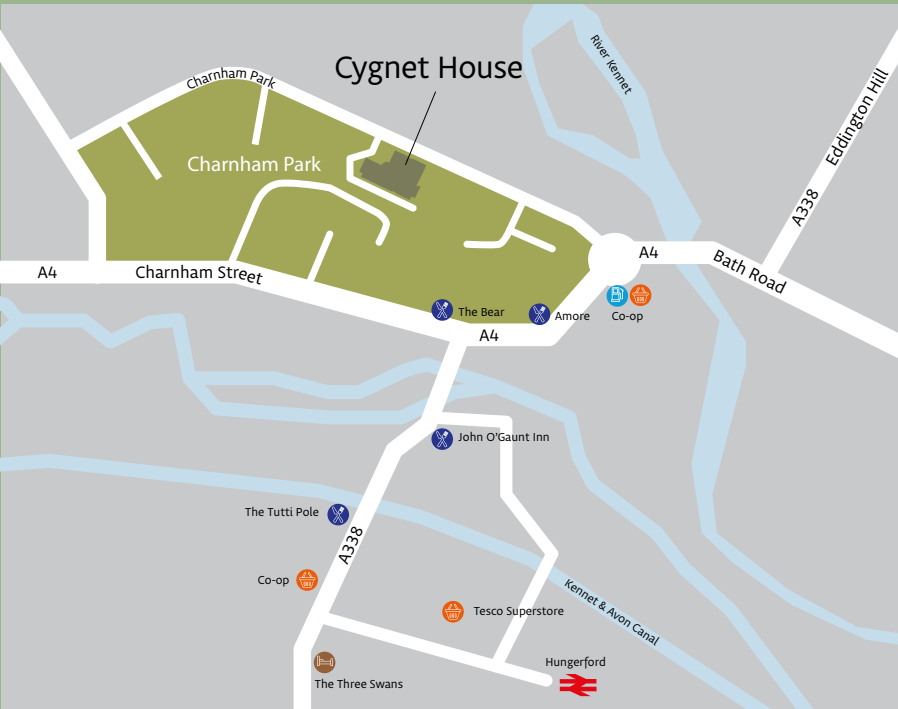
ACCOMMODATION

Ground floor:	4,810 sq ft
First floor:	LET
Total:	4,810 sq ft

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



Cygnets Way, Charnham Park, Hungerford RG17 0YL



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:

PARKINSON
REAL ESTATE

0118 902 3934
PARKINSONRE.CO.UK

Darren Parkinson
darren@parkinsonre.co.uk
07802 889830

QUINTONS
01635 551441

QUINTONS.CO.UK

Shane Prater
shane@quintons.co.uk
07836 215126