

# 2A – TO LET

MODERN OFFICES

2,545 TO  
10,246 SQ FT

Visitors Please  
To Reception  
←



## HERONGATE

West Berkshire, Hungerford RG17 0YU

[herongatehungerford.co.uk](http://herongatehungerford.co.uk)





## SPECIFICATION



Self-contained building



Air conditioning



Arranged over ground and first floors



48 car parking spaces



Male and female WCs



Entrance lobby



Data cabling



Gas central heating



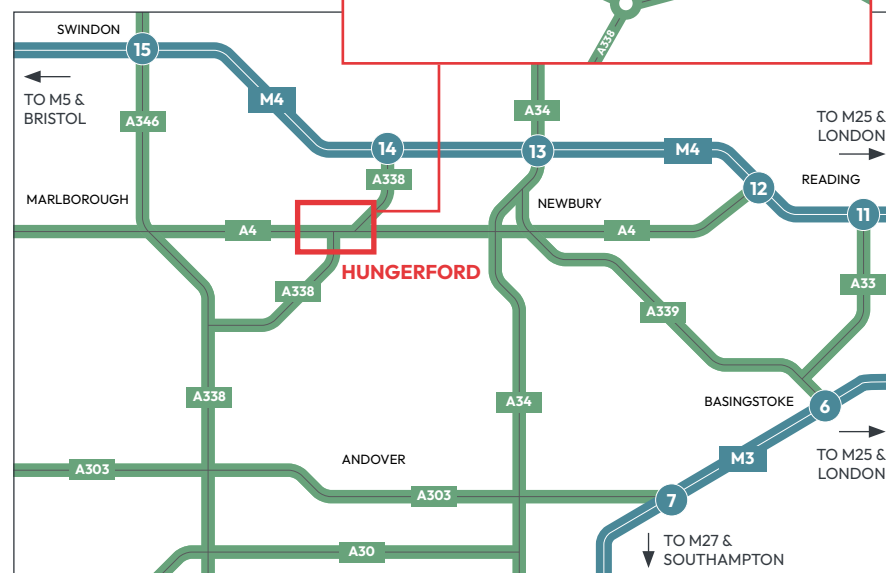
Lift



Open plan space currently split into cellular offices, meeting rooms and breakout areas



**HERONGATE**  
Hungerford RG17 0YU



## DESCRIPTION

The property comprises a self-contained building originally built as offices but could be used for a number of alternative uses.

## LOCATION

The property is situated on Charnham Park, Hungerford. Nearby occupiers include:



HERONGATE CLUB



DAVID WILSON HOMES  
WHERE QUALITY LIVES



HOWDENS

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor Part	236.43	2,545
Ground Floor Part	236.43	2,545
First Floor Part	239.50	2,578
First Floor Part	239.50	2,578
<b>TOTAL</b>	<b>951.86</b>	<b>10,246</b>



**CLICK HERE FOR DETAILED FLOORPLANS**



## RATES & SERVICE CHARGE

Further details on request.

## EPC

Rating B.

## LEGAL COSTS

Each party to bear their own costs.

## VIEWING

Please contact the joint agents below:



**DARREN PARKINSON**  
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07802 889830



**SHANE PRATER**  
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