

2A – TO LET

MODERN OFFICES

1,458 TO
10,246 SQ FT

Visitors Please
To Reception
←

parking



 **HERONGATE**

West Berkshire, Hungerford RG17 0YU

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



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:



ACCOMMODATION

	SQM	SQFT
Ground Floor Part	135.44	1,458
Ground Floor Part	337.42	3,632
First Floor Part	239.50	2,578
First Floor Part	239.50	2,578
TOTAL	951.86	10,246



[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:



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