

# 2B – TO LET

MODERN OFFICES

3,430 TO  
6,860 SQ FT



 **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



32 car parking spaces



Male and female WCs



Entrance lobby



Data cabling



Gas central heating



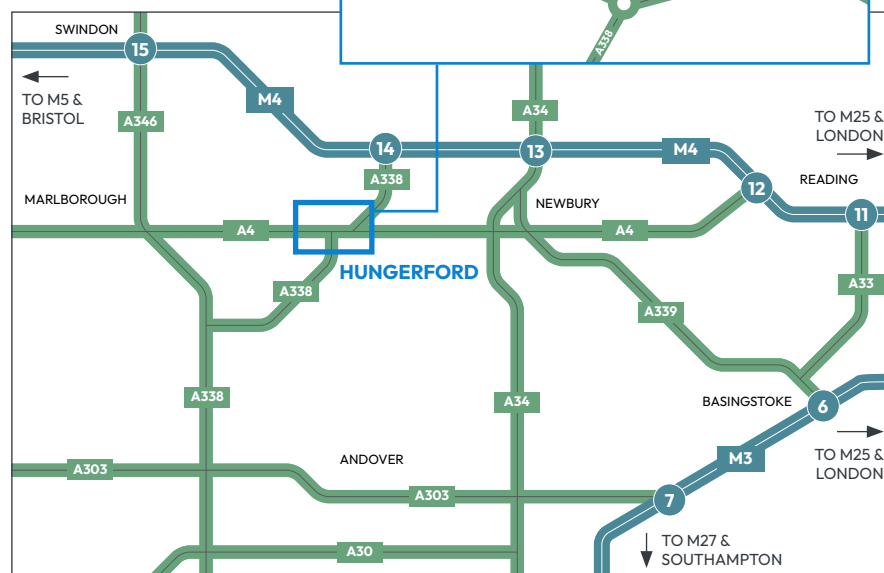
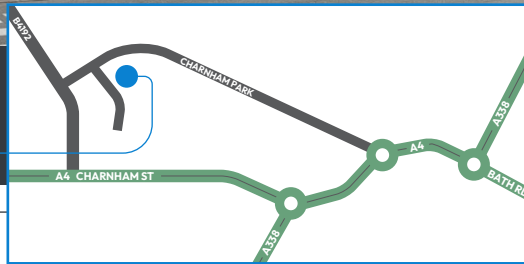
Lift



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



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## 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	318.65	3,430
First Floor	318.65	3,430
<b>TOTAL</b>	<b>637.30</b>	<b>6,860</b>

 [CLICK HERE FOR DETAILED FLOOR PLANS](#) 

## 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:

**PARKINSON**  
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