

Suite A The Courtyard, Hungerford, Berkshire RG17 0NF



FIRST FLOOR OFFICES TO LET

1,434 sq ft (133.2 m²)

- *Available on New Lease with flexible terms*
- *parking spaces available*
- *Central location near town hall*
- *Kitchen and wc's*

Kilpatrick & Co

Commercial Property Consultants

www.kilpatrick-cpc.co.uk

Regulated by RICS



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LOCATION: Hungerford is a historic and busy market town, a well-known and popular tourist destination with many antique shops, pubs, restaurants and other retailers. The town is situated 8 miles west of Newbury and close to Marlborough and Salisbury with good rail links. The Kennet and Avon Canal runs through the town with beautiful countryside and scenery surrounding the local area.

DESCRIPTION: Suite A is housed within a charming courtyard on the first floor of a former Inn, with a self contained ground floor communal entrance, opposite the popular café, Eliane. Shared toilets are on the ground and first floor level and a communal kitchen. The offices are mainly open plan, but include a partitioned meeting room and have characterful beams and other features, providing a spacious, heated and attractive business space. A self contained and recently refitted kitchen is included. 2 car parking spaces are available in the rear communal car park.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

First Floor: Suite A: 1,434 sq ft (133.2m²)

RENT: The asking rent is £18,000 per annum plus VAT, exclusive of outgoings. 2 additional car park spaces may be available if required at £600 per space p.a.

AVAILABILITY: Suite A is available to let on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE: A service charge is payable towards the costs of maintenance of the external parts of the buildings and the communal areas of the Courtyard and the cleaning and maintenance of the shared toilets, stairways & kitchen in the offices common areas. Further information is available from the agents.

SERVICES: We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

EPC: The current Energy Performance Assessment for the property is Band C (61).

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2026):	£20,750
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/2027):	£8,964.00

N.B. Further information on business rates is available from West Berkshire Council on 01635 519520.

VIEWING: Strictly by appointment with sole agents, **KILPATRICK & CO** on **01793 643101**.



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17/04/2026



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