

Country Estates

Professional Properties, for Professional Businesses



KINGFISHER COURT

NEWBURY, BERKSHIRE

A MULTI-AWARD WINNING DEVELOPMENT

BUSINESS SPACE FROM 93 TO 3,750 SQ.FT*

*GROSS EXTERNAL



KINGFISHER COURT

A SECURE AND PEACEFUL RURAL SETTING

These high quality self contained buildings have the benefit of unrestricted 'B1 Business Use' workspace allowing use as offices and/or clean production processes. The two storey buildings are open plan and designed for maximum flexibility.

A multi-award winning development of 43 modern units. Located in the easily accessible Newbury business area, it has a well maintained landscaped central courtyard and tranquil canalside gardens and on-site parking in front of or close to each building. The Court has an edge of town location with plenty of local facilities and services nearby.

The Court is home to many local and international companies in the computing, networking, medical and other specialist service sectors. The M4 is 10 minutes away.

■ Security

We have an established security team who patrol the park every night of the year.

■ Kingfisher Court Business Centre

The Kingfisher Court Business Centre offers business suites complete with all communications and broadband facilities installed. Our modern, refurbished and part furnished offices are ideal for start-ups and established businesses. With our flexible packages, our business suites offer an attractive, value added proposition for your business.

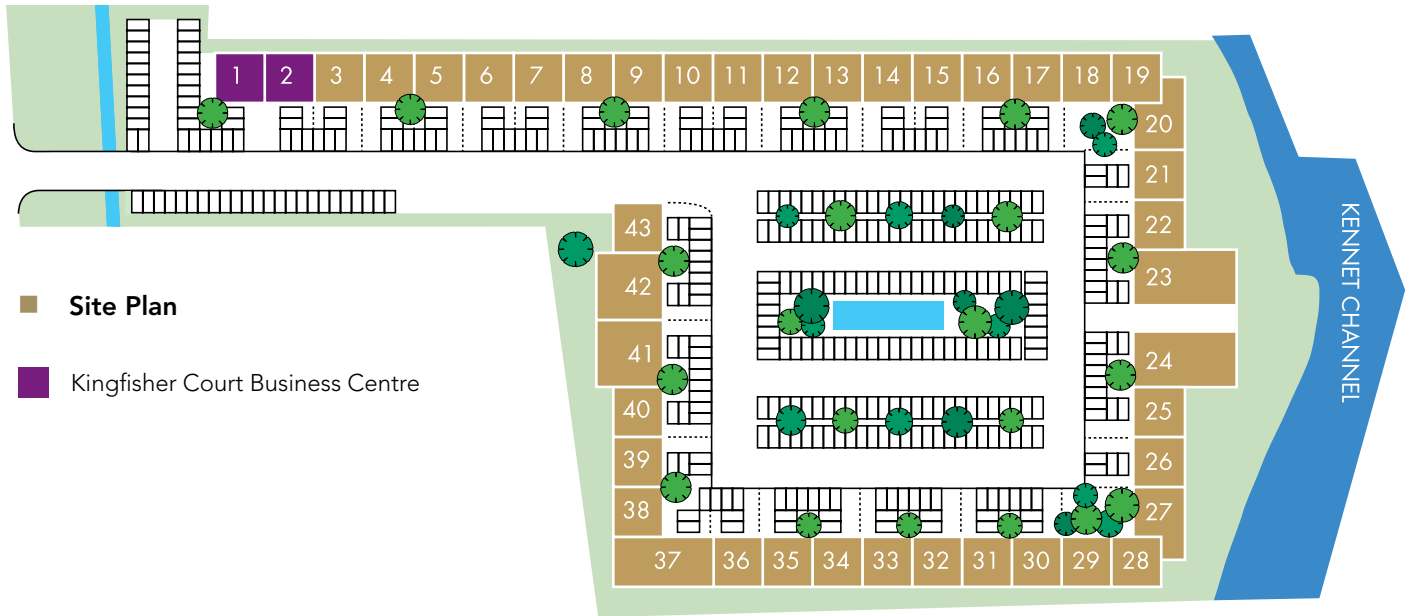
Please see the dedicated centre brochure or our website for current suite availability.





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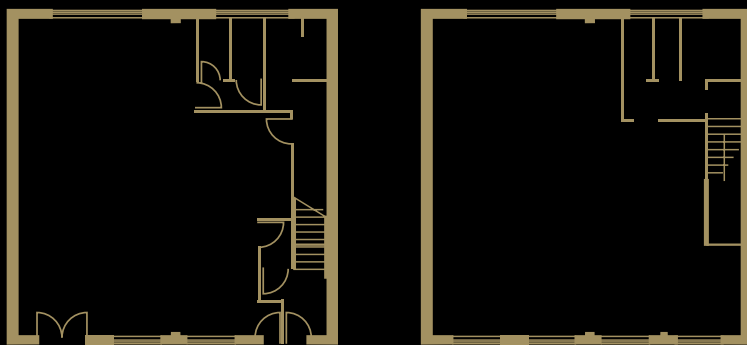


■ Park Services

The maintenance of the gardens, paths and parking areas, together with cleaning of building exteriors, are directly controlled by Country Estates' 'Award Winning' estate management team. Seasonal colour displays and a wooded backdrop, give the Park a relaxed and spacious atmosphere. Seats and benches are placed around the site to enable staff and visitors to enjoy the grounds. Waste is well managed on site and includes a paper and card recycling point. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.

■ High Speed Broadband

High Speed Broadband is available on the Court.



Ground Floor/First Floor Plans

Plans shown are for a 2,500 sq.ft unit

■ Meeting Room

Meeting room facilities are available within the business centre for hire by anyone on or off the park.

■ Specifications

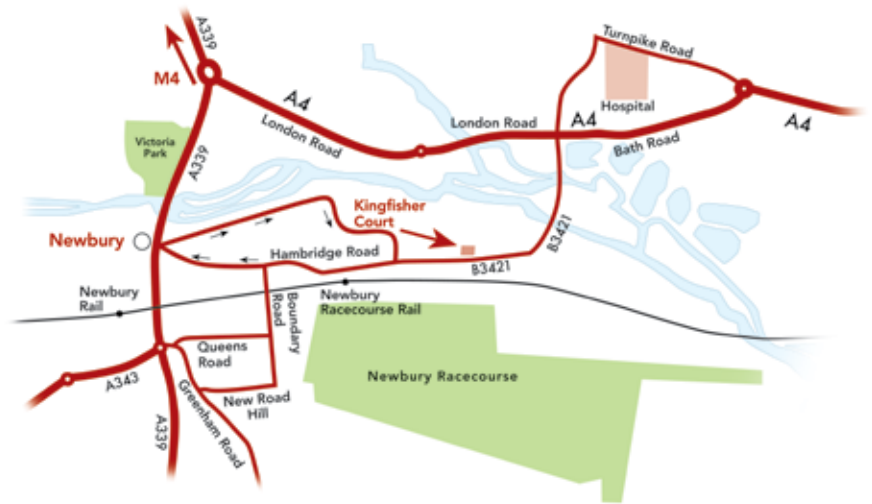
- Flexible internal layout
- Suspended ceilings
- Recessed category 2 lighting
- Gas warm air heating
- 13 amp ring main
- 3 phase power option
- Ample on site parking

NEWBURY

Newbury is a classic, vibrant market town that enjoys a unique mix of heritage and technology, creating a diverse and charming environment in which to shop, work or spend time. It lies in beautiful countryside, much of which has been designated as an Area of Outstanding Natural Beauty, and sits astride the Kennet and Avon canal, which winds its way through the heart of the town centre on its way to the Thames at Reading. Newbury is now a thriving and lively town, popular with both young professionals and also the country set. The town has frequently been surveyed as one of the most desirable places in the country to both live and work.

■ Directions

The Court is located in the Hambridge Road area, east of the town centre. From the M4 junction 13, follow signs for Newbury and then turn left on the A4. Turn right at the Hambridge Road traffic lights. Kingfisher Court is about half a mile on the right. SatNav: Kingfisher Court RG14 5SJ



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KINGFISHER COURT SALES OFFICE

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