

KESTREL HOUSE

Howbery Park, Wallingford **OX10 8BD**

TO LET



4,317 - 11,471 SQ FT
(401 - 1,066 SQ M)

Fully Fitted Offices - Riverside Location

**Lambert
Smith
Hampton**

Description

Kestrel House is set in beautiful park land next to the River Thames offering state of the art design and specification. The second floor is available as a whole or part. The open plan suites offer fully fitted modern office accommodation. The property has been built using environmentally friendly techniques and the air conditioning is provided from chilled beams using borehole water. BREEAM Excellent. Howbery Park offers excellent amenities with a gym, boathouse, nursery, cafe and events all taking place on site.

Specification

- Well Equipped Offices - Ready to Occupy
- Generous Parking Ratio
- Chilled Beam Air Conditioning
- Fully Accessible Raised Floors with a 450mm Void
- 2.75m Floor to Ceiling Height
- 66 Desks, 5 Meeting Rooms and Large Breakout Area
- LED Lighting



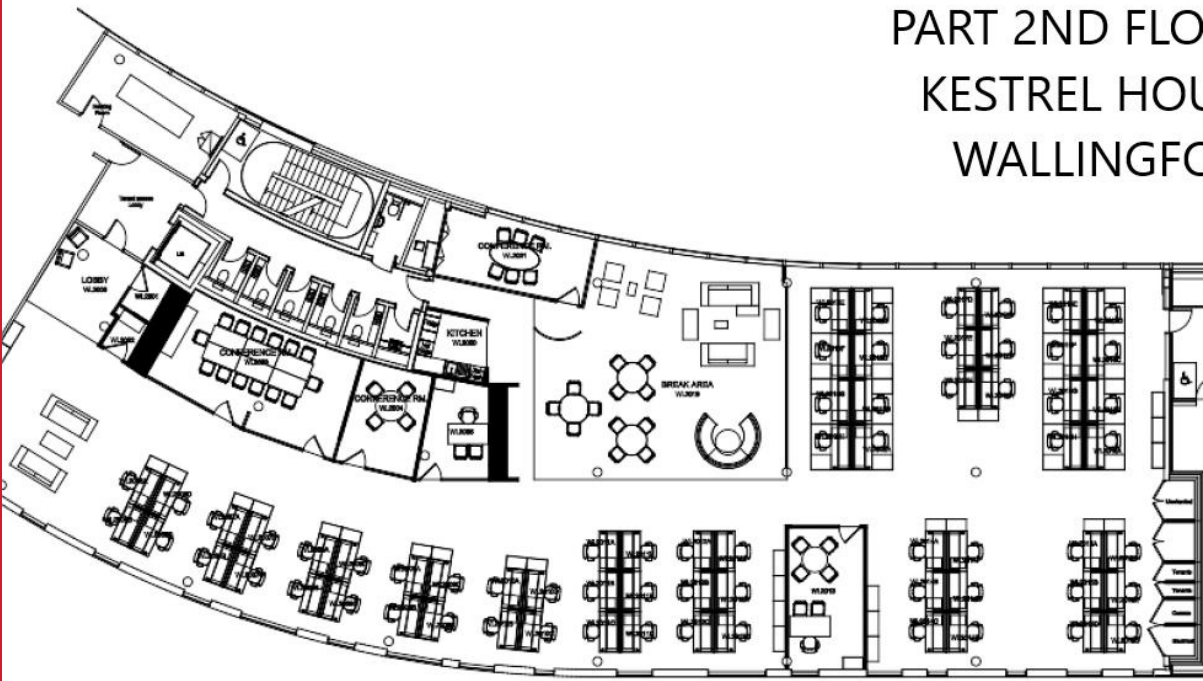
Kestrel House, OX10 8BD

Location

Howbery Park is well located on the outskirts of Wallingford, in easy reach of Didcot, Oxford and Reading via the A4074 and A329. Both Cholsey Station and Didcot Parkway offer main line train services into London Paddington and beyond. Home to over 50 businesses the park is powered by a solar farm and offers a car-sharing initiative to lower their carbon footprint.

Accommodation

	Sq Ft	Sq M
Second Floor East	7,154	665
Second Floor West	4,317	401
TOTAL	11,471	1,066



PART 2ND FLOOR
KESTREL HOUSE
WALLINGFORD

Kestrel House, OX10 8BD



Additional Information

EPC

D (77)

TERMS

A new fully repairing and insuring lease is available directly from the landlord.

RENT

£27.50 Per Sq Ft

BUSINESS RATES

Uniform Business Rates Payable per annum (2025/26) :
£9.13 per sq ft

SERVICE CHARGE

£10.31 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

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Hampton**