



Chartered Surveyors &  
Commercial Property Consultants

## OFFICE BUILDING

## TO LET / FOR SALE

**THE RECTORY, 1 TOOMERS WHARF  
CANAL WALK, NEWBURY  
WEST BERKSHIRE, RG14 1DY**

**3,057 SQ. FT. NET / APPROX 5,000 SQ. FT. GROSS**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The Rectory is situated in the centre of Newbury just off Northbrook Street. The property is ideally placed for all amenities, banks etc and within a short walk of Newbury mainline railway station.

Vehicular access to the property is via Park Way and through the Camp Hopson car park or alternatively via Northbrook Street before 10am and after 6pm.

## **DESCRIPTION**

The property comprises a grade 2 listed office building which has undergone complete refurbishment.

The offices are arranged over ground, first and second floors.

The property benefits from WC and kitchen facilities on ground and first floors.

Amenities include:-

- \* Air conditioning in part
- \* Gas central heating
- \* New Carpets
- \* Freshly decorated
- \* Fire Alarm
- \* Security alarm
- \* Parking for 14 cars

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor Offices	103.12	1,110
First Floor Offices	115.66	1,245
Second Floor Offices	38.65	416
Ground Floor Kitchen	3.34	36
First Floor Kitchen	5.02	54
<b>Total (Net Internal)</b>	<b>265.79</b>	<b>3,057</b>

The gross internal measurement is approx. 5,000 sq. ft.

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## **RATING ASSESSMENT**

Rateable Value £40,500 Rates Payable £20,209.50 (2023/24)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 107.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £55,000 per annum exclusive. Alternatively the property is available to purchase with offers sought in excess of £500,000. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

February 2024



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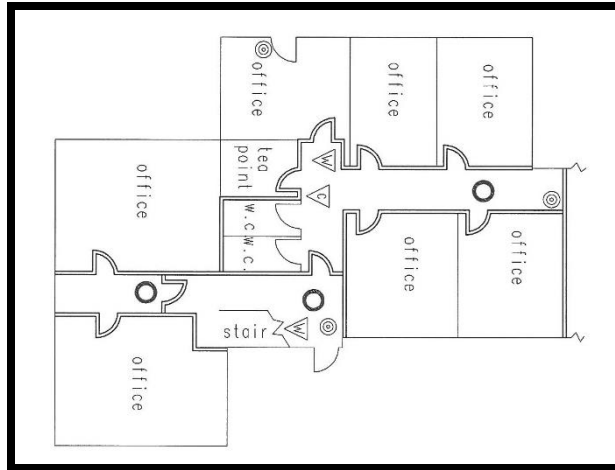
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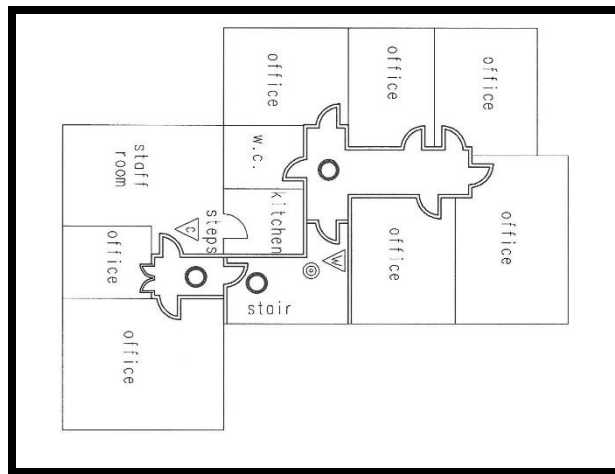
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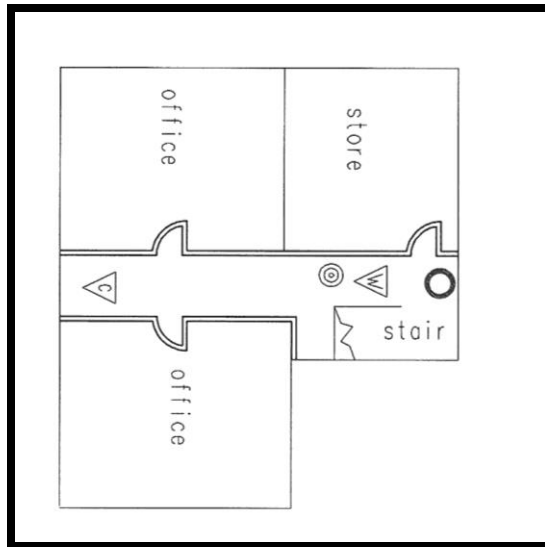
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Ground Floor Plan



First Floor Plan



Second Floor Plan

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