



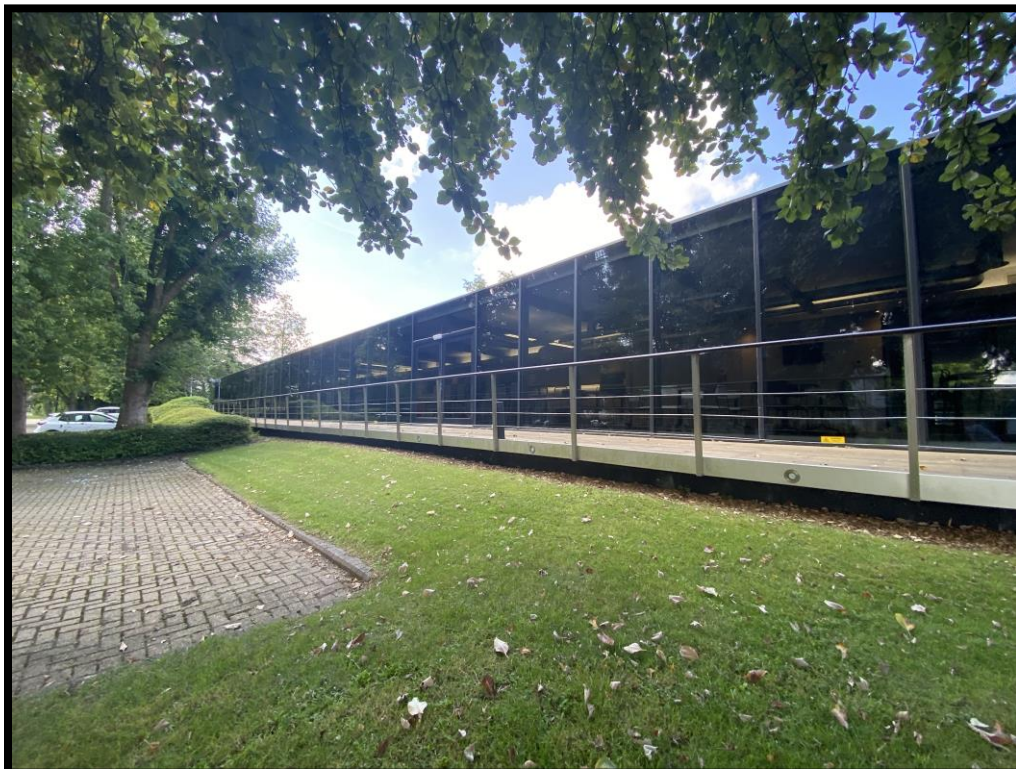
Chartered Surveyors &
Commercial Property Consultants

OFFICE INVESTMENT

FOR SALE

**2100 NEWBURY BUSINESS PARK, LONDON ROAD
NEWBURY, WEST BERKSHIRE, RG14 2PZ**

7,873 SQ FT (731.40 SQ M)



LET TO "A" RATED PRIVATE LIMITED COMPANY

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

www.quintons.co.uk

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

Building 2100 is an exceptional and unique property situated on the Newbury Business Park, which is the towns premier office location. It is located on the A4, less than 1 mile from Newbury town centre and 4 miles from Junction 13 of the M4 motorway.

DESCRIPTION

The office is a single storey, freestanding building, which provides a net area of 7,873 sq ft (731.42 sq m). With full height glazing to all four elevations the office provides a bright modern working environment. It was constructed to provide open plan accommodation equipped with many amenities which include:

- Full air-conditioning
- Raised floor
- LED lights
- Roof mounted 37 kw solar panels
- Male and female WCs
- Tea point
- Staff breakout area
- Double glazed curtain walling

Within the demised site there are 40 private car parking spaces and 8 EV charging points.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Total | 731.40 | 7,873 |

THE TENANT

Freixenet Copestick Limited is a wine importing, distribution and marketing company with an Experian score of 100 / 100. They are classified as very low risk with a credit limit of £2,300,000 and a credit rating of £750,000. Company registration number: 05465868

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of A and a score of 22.

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LEASE SUMMARY

Tenant: Freixenet Copestick Limited.
Lease date: 23rd November 2018.
Term: 10 years from 23rd November 2018, expiring 22nd November 2028.
Rent: £160,000 plus VAT (£20.32 per sq. ft.) per annum exclusive.
Rent Review: Upward only rent review November 2023.
Review negotiations have not commenced. Time is not of the essence.
Repair: Full repairing and insuring.
1954 Act: The lease has the protection of the '54 Act.

RENT REVIEW EVIDENCE

The last 2 deals agreed on Newbury Business Park show the following evidence

1. Bedford House, Newbury Business Park, Newbury - let February 2023, 3,417 sq. ft. headline rent £20.75 per sq. ft.
2. Riverview House, Newbury Business Park, Newbury – let September 2022, 8,511 sq. ft. headline rent £22.50 per sq. ft.

ENERGY PERFORMANCE CERTIFICATE

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PROPOSAL

The freehold is offered for sale subject to the occupational lease and offers are invited in the region of £1,750,000 Plus VAT. Representing a net initial yield of 8.56%, after purchasers costs of 6.8%.

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
July 2024

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Approx. Site Plan

