



Chartered Surveyors &
Commercial Property Consultants

NEW HIGH QUALITY AIR CONDITIONED OFFICES TO LET

**BEDFORD HOUSE, NEWBURY BUSINESS PARK
LONDON ROAD, NEWBURY, BERKSHIRE, RG14 2PZ**

1,400 - 3,700 SQ FT (130.06 - 343.73 SQ M)



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

Bedford House is located on the Newbury Business Park, which is considered to be Newbury's premier office location. It is situated on the A4 approximately $\frac{3}{4}$ mile from Newbury town centre and just $\frac{1}{2}$ mile from the intersection with the A339 which in turn leads directly to Junction 13 of the M4 motorway 4 miles to the north.

DESCRIPTION

This is a modern purpose built two storey office building which has been constructed to an extremely high standard to provide excellent open plan office accommodation.

Access to the building is via an attractive communal entrance which provides direct access to the ground floor office suite of 1,400 sq ft and also the staircase and passenger lift which leads to the first floor suite of 2,300 sq ft.

This modern office benefits from the following amenities;

- * 3 pipe fan coil air-conditioning
- * 2.6m finished floor to ceiling height
- * Fully accessible raised floors (150mm)
- * Suspended ceiling
- * LED lighting
- * Carpeting
- * High quality male and female WCs
- * Ground floor shower facility
- * Onsite bicycle storage
- * 24 car parking spaces are provided based on a ratio of 1:285 sq ft

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Office	130.06	1,400
First Floor Office	213.67	2,300

RATING ASSESSMENT

The rateable value has still to be assessed by the Valuation Office.

SERVICE CHARGE

There is an estate charge and a building charge, full details available upon request.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of A and a score of 23.

PROPOSAL

The offices are available to let on a full repairing and insuring lease for a term to be agreed. The quoting rent is £24 plus VAT, per sq ft, per annum, exclusive of all other outgoings. 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
December 2023



Carpet and ceiling tiles awaiting completion

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