



Chartered Surveyors &
Commercial Property Consultants

3 BUSINESS SPACES AVAILABLE

TO LET

**PLANTAGENET HOUSE, 15-16, KINGSCLERE PARK,
NEWBURY, HAMPSHIRE, RG20 4SW**

1,190 TO 3,690 SQ. FT.



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

Kingsclere Park is situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Residents of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

DESCRIPTION

The properties comprise first generation business units located on Kingsclere Park.

15 & Ground Floor 16 have been fully refurbished and are available on a floor by floor basis or as a whole.

The spaces include the following:-

- 3 Parking spaces plus visitors parking on the park
- LED lighting
- Kitchen per unit including dishwasher and fridge freezer
- 2 WC'S per unit
- Air conditioning
- New Carpets
- Ground floor 15 & 16 include showers
- Gigaclear Fibre connections

ACCOMMODATION

	Sq. M.	Sq. Ft.	AV / LET
GF – Unit 15	110.566	1,190	AV
FF – Unit 15	117.060	1,260	AV
GF – Unit 16	111.568	1,201	AV
FF – Unit 16	115.106	1,239	LET
Total	454.300	4,890	

RATING ASSESSMENT

Rateable Value £36,000

Rates Payable £17,964 (2023/24)

The assessment will be split on a floor by floor basis. Each assessment should be below £12,000 Rateable Value therefore no rates will be payable if you qualify as a small business.

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SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £2,000 plus VAT per floor per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 80.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The property is available as a whole or split. If split the units are available at £10,000 per annum exclusive per space or as a whole £30,000 per annum. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

April 2024

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