



Chartered Surveyors &  
Commercial Property Consultants

## OFFICE BUILDING

## TO LET

**GEORGIAN HOUSE, 67-71 LONDON ROAD  
NEWBURY, BERKSHIRE, RG14 1JN**

**1,265 SQ FT TO 5,346 SQ. FT**



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 offices are situated on London Road, Newbury, West Berkshire. The property is within close proximity to the Newbury town centre with Parkway Shopping and Northbrook Streets retail and banking offerings. Newbury is on Junction 13 of the M4 providing valuable east/west access and also on the A34 which provides access North/South. Newbury is on the mainline rail network to London Paddington

## **DESCRIPTION**

The property comprises a 4 storey Grade II office building with self contained car parking at the rear for 25 cars.

The offices benefit in the main with Gas central heating, air cooling to parts, data cabling, LED lights, kitchen, WC's and ample parking.

## **ACCOMMODATION – Net Internal**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>	<b>Let / Available</b>
Lower Ground Floor	125.42	1,350	Av
Ground Floor	117.52	1,265	Let
First Floor	125.42	1,350	Av
Second Floor	128.30	1,381	Av
<b>Total</b>	<b>496.66</b>	<b>5,346</b>	

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating per floor, copies available upon request

## **SERVICE CHARGE**

The service charge per floor is approx. £2,100 per qtr. plus VAT.

## **PROPOSAL**

The property is available to rent on a floor by floor basis. The quoting rent, including service charge is as follows:

Lower Ground Floor	£20,250 including service charge £28,650 per annum
Ground Floor	£18,975 including service charge £27,375 per annum - <b>LET</b>
First Floor	£20,250 including service charge £28,650 per annum
Second Floor	£20,715 including service charge £29,115 per annum

VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

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

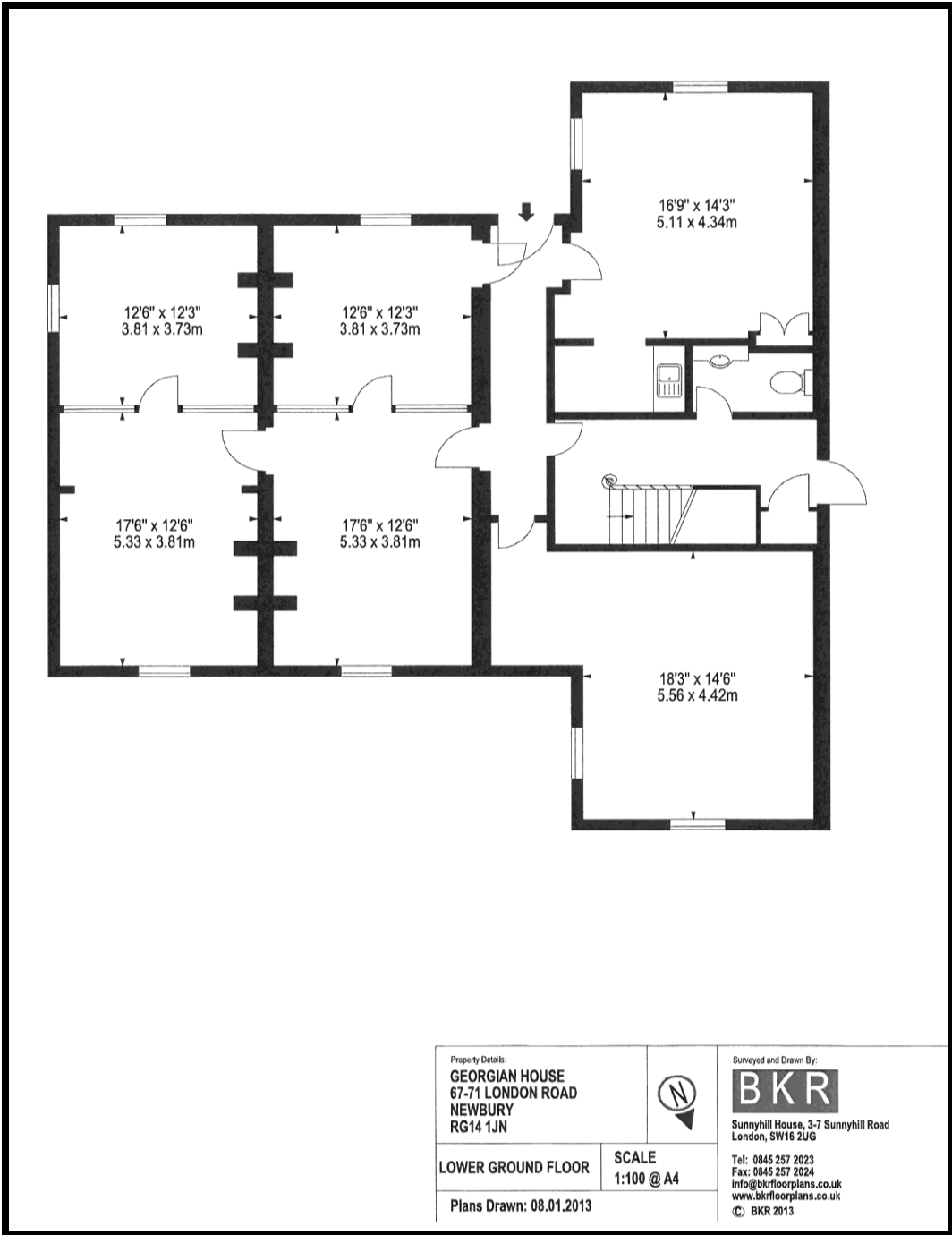
April 2024



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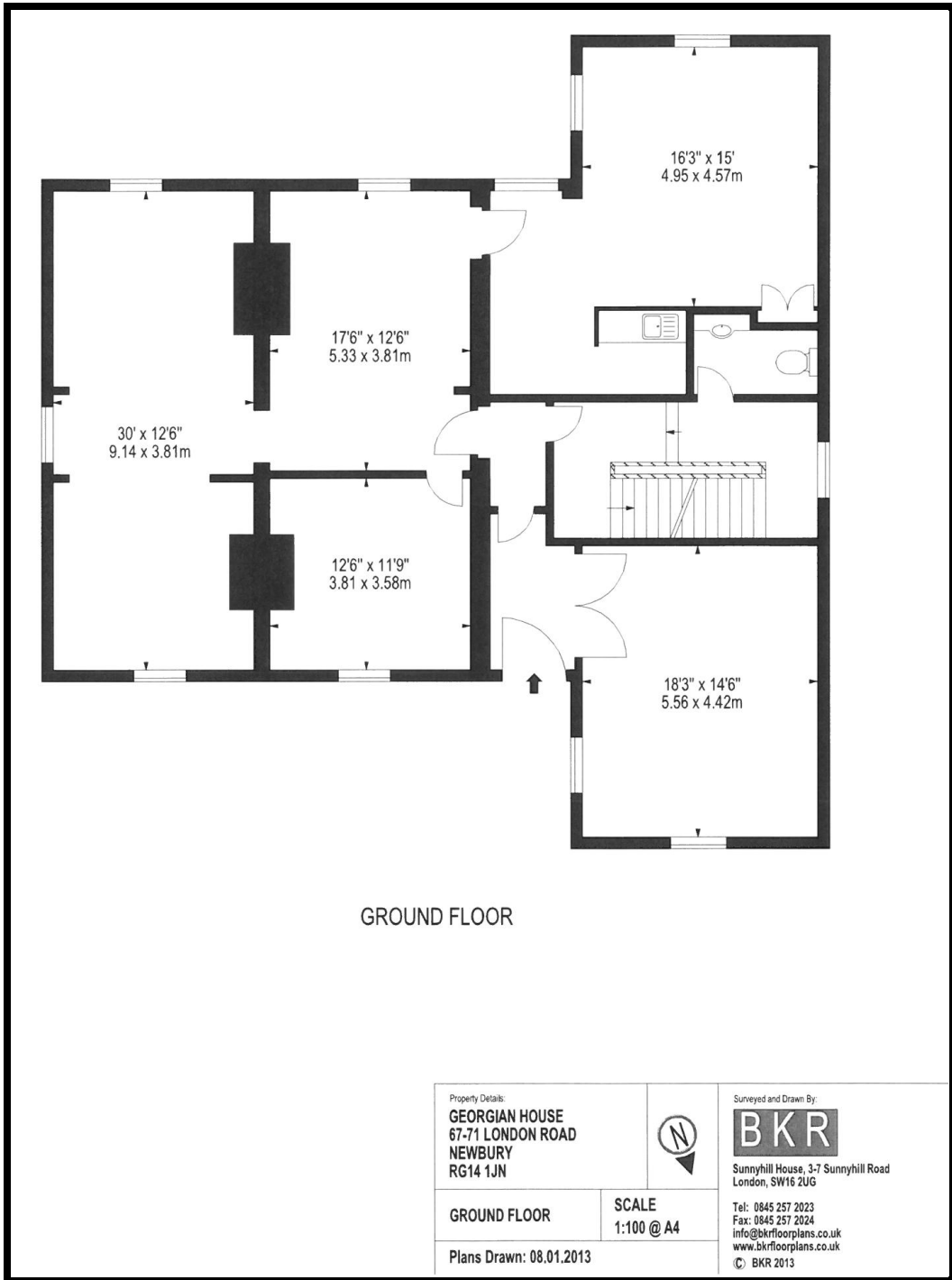
Surveyed and Drawn By:  
**BKR**  
 Sunnyhill House, 3-7 Sunnyhill Road  
 London, SW16 2UG

**LOWER GROUND FLOOR**

**SCALE**  
 1:100 @ A4

Plans Drawn: 08.01.2013

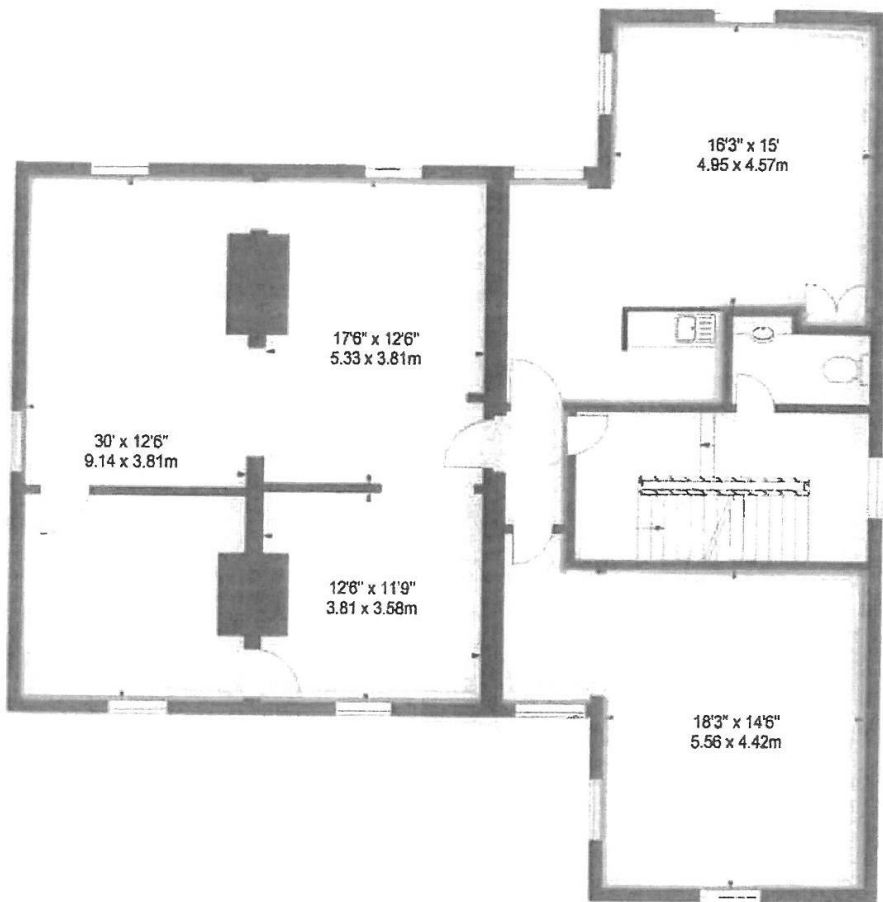
Tel: 0845 257 2023  
 Fax: 0845 257 2024  
 info@bkrfloorplans.co.uk  
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FIRST FLOOR

Project Details:  
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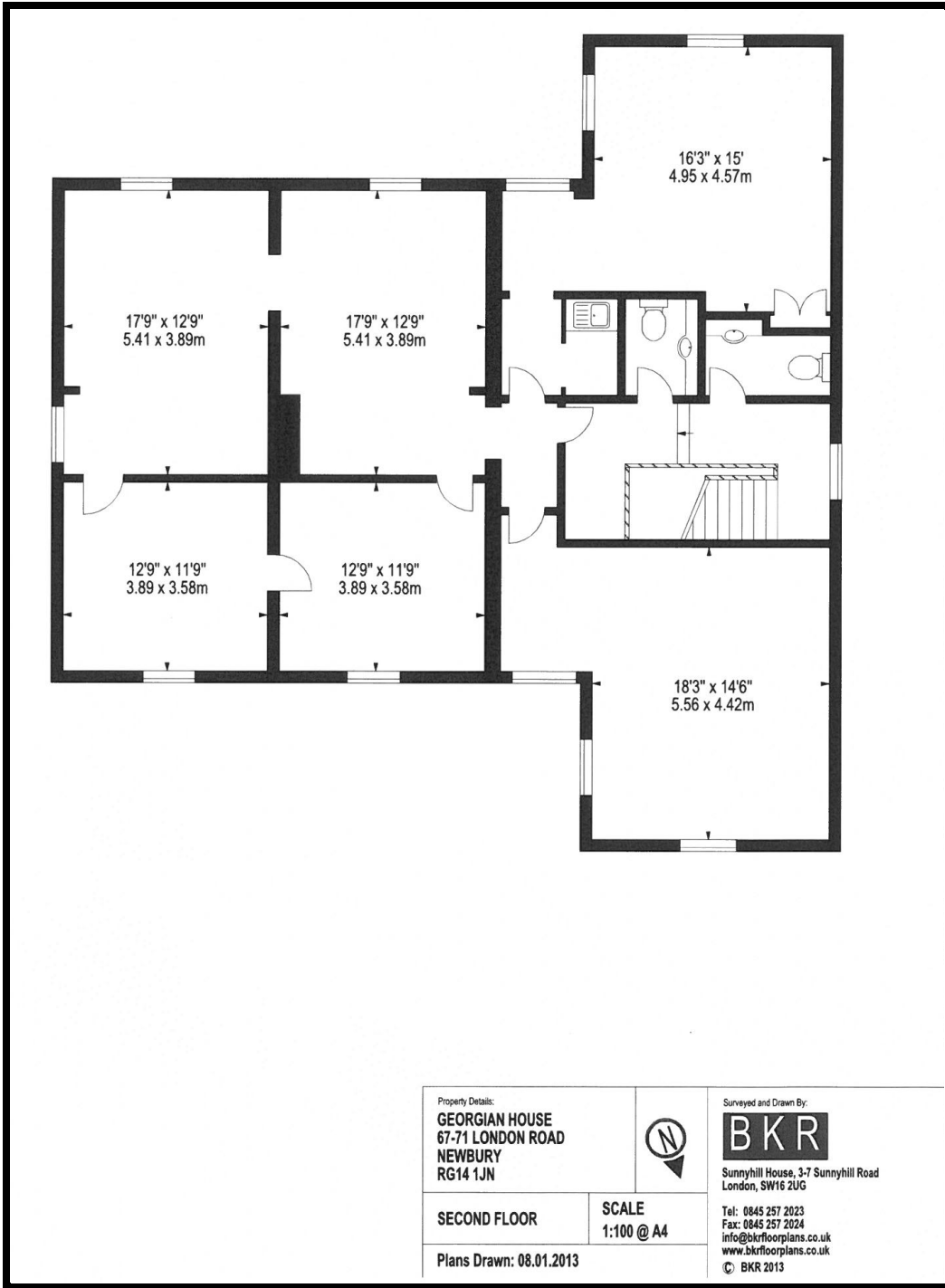
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FIRST FLOOR

SCALE  
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