



Chartered Surveyors &
Commercial Property Consultants

**INVESTMENT - MODERN OFFICES
WITH APPROX 16 PARKING SPACES
FOR SALE**

**AXIS HOUSE, HIGH STREET, COMPTON
NEWBURY, BERKSHIRE, RG20 6NL**

4,172 SQ FT (387.59 SQ M) NET



WITH APPROX 16 PARKING SPACES

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

Compton is located in West Berkshire approximately 11 miles to the north of Newbury and 10 miles northwest of Reading. Access is via the A34, which is the main arterial route linking Oxford to the north with Newbury and Junction 13 of the M4 approx 6 miles to the south.

ACCOMMODATION

	Sq. M.	Sq. Ft
Ground Floor Total (Net)	204.20	2,198
First Floor Total (Net)	183.39	1,974
Total	387.59	4,172

DESCRIPTION

Axis House comprises a two storey office building.

The building is of traditional construction, having brick and block cavity walls beneath a pitch slate roof, mainly solid internal walls and single glazed stained and varnished timber casement windows.

The accommodation on the ground floor is mainly open plan with the first floor having a number of offices. Storage space has been created in the eaves of the property along the rear flank wall.

There are male and female toilet facilities on each floor with a main kitchen to the ground floor and tea point to the first floor.

Central heating is provided via an oil fired boiler to radiators with parts of the property having electric convector heaters. The offices are air cooled in part.

Externally the property has its own car park which is laid to tarmac with external staircase for fire escape from the first floor, together with secure compound for the oil tank.

There are approx. 16 parking spaces.

RATING ASSESSMENT

Rateable Value £40,500
Rates Payable £20,209.50 (2024/25)

Interested parties should contact West Berkshire Council to ensure these figures are correct.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

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PROPOSAL

The offices are available to purchase, offers are sought in excess of £450,000.

The offices are currently let to Carbosynth Ltd until 1st January 2025 at a rent of £40,000 per annum exclusive.

VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

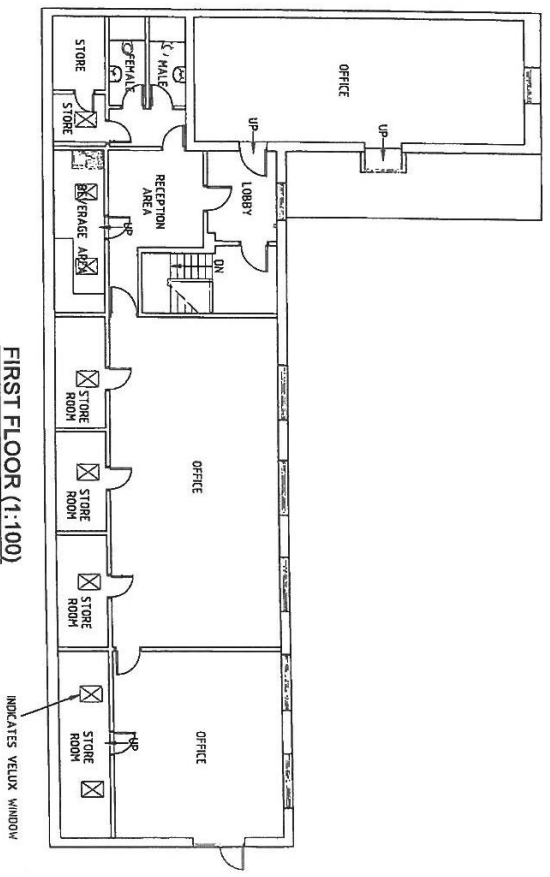
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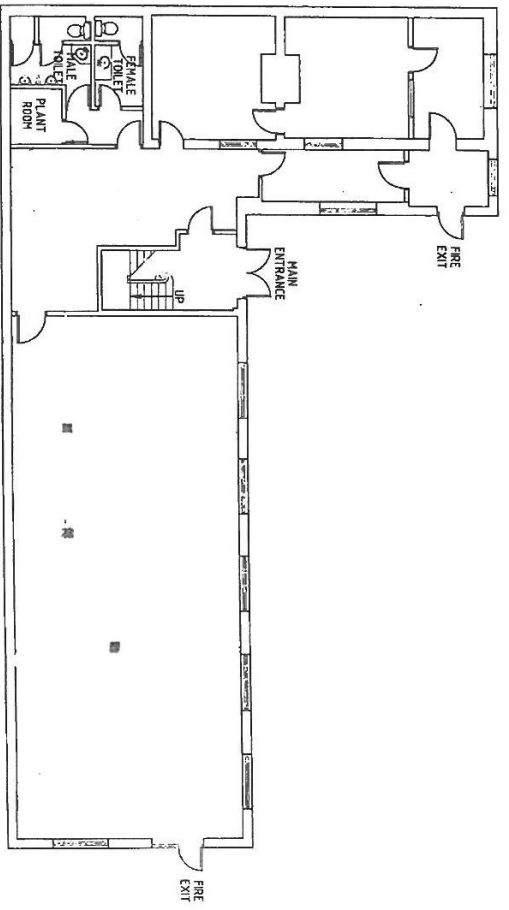
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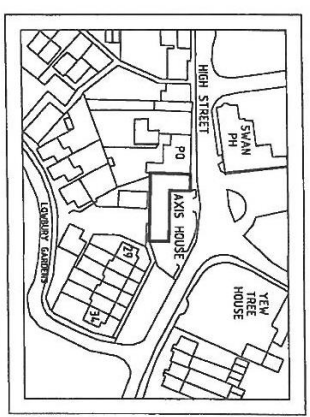
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FIRST FLOOR (1:100)



GROUND FLOOR (1:100)



LOCATION PLAN (1:1250)

NOT CONSULTED UP 5 Cornhill London EC3A 3BF Telephone: 01252 842225	
client JAMES RAY FENSON TRUSTEES	project AXIS HOUSE COOPERATION, FENSON TRUSTEES
ground & first floors BUILDING PLAN	
title 01/04/14	scale 1:100@A2
drawing AXIS-001	
<small> All drawings to be signed in ink. The design and construction of the building shall be in accordance with the Building Regulations and the relevant parts of BS 5622: Part 1 and Part 2. The drawings shall be prepared in accordance with BS 1192: Part 2. </small>	