



Chartered Surveyors &  
Commercial Property Consultants

## PRELIMINARY DETAILS - PRIME OFFICE INVESTMENT

### FOR SALE

**OXFORD SQUARE, OXFORD STREET, NEWBURY  
WEST BERKSHIRE, RG14 1JQ**

**28,368 SQ FT (2,635.39 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**

Oxford Square is located in the heart of Newbury at the northern end of the main retail area. This is a prime office location and provides immediate pedestrian access to all town centre retail and banking facilities in addition to quick and easy vehicular access to the main arterial routes, with junction 13 of the M4 motorway some 4 miles to the north.

## **DESCRIPTION**

Oxford Square comprises a Prime office complex of 6 office buildings (3 are sold off) set within the Newbury Town Centre

The buildings for sale are St Catherine's House, St Anne's House and St Anthony's House -

The office are set within landscaped grounds and benefit from the following:-

- \* Town Centre location
- \* Open Plan
- \* Secure enclosed private car park with 103 parking spaces split between the buildings (1:275 sq. ft.)
- \* LED lighting
- \* Suspended Ceilings
- \* Air conditioning
- \* Gas central heating
- \* Full access raised floors
- \* Secure electronic door entry systems
- \* Kitchen / breakout room
- \* Shower (St Catherine's & St Anthony's)
- \* Ladies, gents and disabled WC's
- \* Lifts

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## **ACCOMMODATION**

See tenancy schedule for floor area breakdown

|              | Sq. M.          | Sq. Ft.       |
|--------------|-----------------|---------------|
| <b>Total</b> | <b>2,635.39</b> | <b>28,268</b> |

## **TENANCY INFORMATION**

The properties are let as per the attached tenancy schedule producing £538,624 per annum exclusive in January 2026.

## **PROPOSAL**

The property is available to purchase on a long leasehold basis at a peppercorn rent (999 year lease from 2004) with offers sought in excess of £4.5m (Four Million Five Hundred Thousand Pounds). The long lease allows for all uses to include residential.

VAT is applicable but it is envisaged that the sale will be by way of going concern.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater  
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October 2025

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| Unit                 | Tenant                                                     | Unit         | NIA<br>(ft2) | HL Rent<br>(p.a.) | Rent pa<br>(per ft2) | Start     | Break     | Expiry    | Next review | B Notice | WAULTB | WAULT E | L&T Act |
|----------------------|------------------------------------------------------------|--------------|--------------|-------------------|----------------------|-----------|-----------|-----------|-------------|----------|--------|---------|---------|
| St Anthony's House   | Handelsbanken Plc                                          | Ground Floor | 1,390        | £29,986           | £21.57               | 08-Nov-22 | 07-Nov-27 | 07-Nov-32 | 08-Nov-27   | 6        | 2.5    | 7.5     | In      |
|                      | Adler Fairways Insurance Brokers Ltd                       | First Floor  | 2,261        | £45,220           | £20.00               | 18-Dec-23 | 17-Dec-28 | 17-Dec-33 | 18-Dec-28   | 6        | 3.6    | 8.6     | Out     |
|                      | Adler Fairways Insurance Brokers Ltd (CP Licence) 2 Spaces |              |              | £3,000            |                      | 18-Dec-23 |           | 18-Dec-25 |             | 1        |        |         |         |
|                      | Cybercrowd Limited                                         | Second Floor | 2,261        | £45,220           | £20.00               | 22-Sep-23 | 22-Sep-26 | 21-Sep-28 |             | 6        | 1.4    | 3.4     | Out     |
| St Anne's House      | Autodesk Limited                                           | Ground Floor | 3,255        | £63,473           | £19.50               | 29-Sep-23 |           | 28-Sep-26 |             |          | 1.4    | 1.4     | Out     |
|                      | Outsource International Ltd                                | First Floor  | 3,350        | £60,300           | £18.00               | 05-Jul-24 | 04-Jul-27 | 04-Jul-29 |             | 6        | 2.2    | 4.2     | Out     |
|                      | JFP Forest & Paper Products (UK) Limited                   | Second Floor | 3,322        | £71,425           | £21.50               | 25-Mar-15 |           | 24-Mar-26 |             | 12       | 0.9    | 0.9     | Out     |
|                      | Vacant                                                     | Third Floor  | 2,094        |                   |                      |           |           |           |             |          |        |         |         |
| St Catherine's House | Egain Communications Limited                               | Entire       | 10,435       | £220,000          | £21.08               | 24-Jan-24 | 24-Jan-29 | 23-Jan-34 | 24-Jan-29   | 6        | 3.7    | 8.7     | In      |
|                      |                                                            |              | 28,368       | £538,624          | £20.50               |           |           |           | 2.3         | 5.0      |        |         |         |