



Chartered Surveyors &  
Commercial Property Consultants

**OFFICE / VETS**

**TO LET**

**3 ADLAM VILLAS, 40 GREENHAM ROAD  
NEWBURY, BERKSHIRE, RG14 7HX**

**1,231 TO 3,742 SQ FT**

**UPTO 3 UNITS AVAILABLE**



**A TOTAL OF 8 PARKING SPACES INCLUDED**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://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**

The property is situated close to the centre of Newbury, approximately ½ mile south of the Town Centre. Junction 13 of the M4 is approximately 3 miles to the north via the A339 & A34.

Nearby occupiers include Burger King, Staples, Halfords and Newbury Racecourse.

## **DESCRIPTION**

The property comprises a brick built structure set under a pitched tiled roof.

Internally the property is mainly open plan but includes 2 WC's and store. The space also includes suspended ceilings with LED lighting, kitchen and alarm.

The property has oil fired heating in the main and externally 8 parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
North End	115.48	1,243
Middle	117.80	1,268
South End	114.36	1,231
<b>Total - approx.</b>	<b>347.63</b>	<b>3,742</b>

## **RATING ASSESSMENT**

Rateable Value        £35,250

Rates Payable        £17,589.75 (2021/22) whole

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 77.

## **PROPOSAL**

The property is available on a new lease, the length of which is open to negotiation. The quoting rent for the whole is £26,000 per annum exclusive.

The property can be split into three as follows:-

North                £12,000 per annum exclusive

Middle              £12,000 per annum exclusive

South                £12,000 per annum exclusive

VAT is applicable.

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## LEGAL COSTS

Each party is to be responsible for their own costs.

## VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

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

July 2021

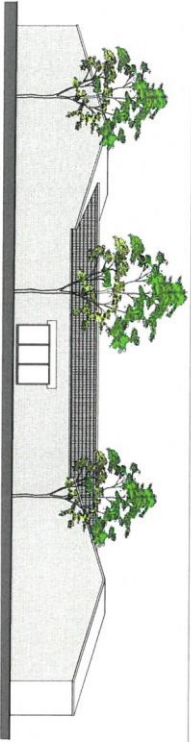


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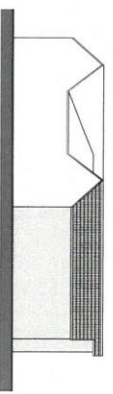
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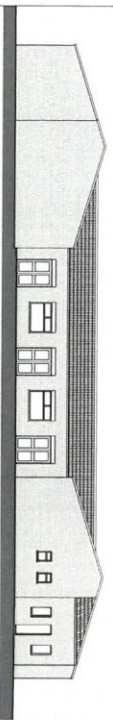
EXISTING EAST ELEVATION  
Scale: 1/8"=1'-0"



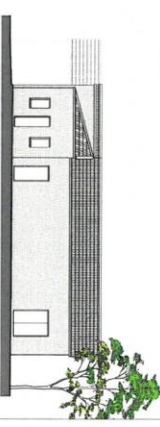
EXISTING NORTH ELEVATION  
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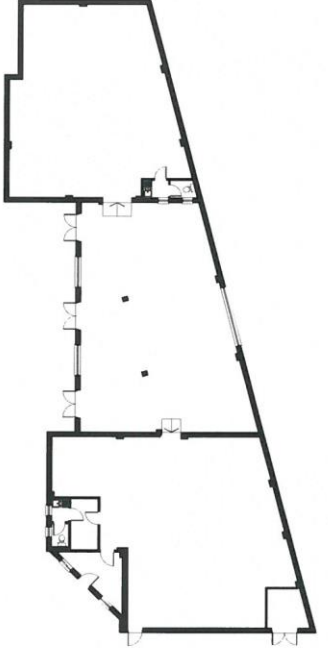
EXISTING WEST ELEVATION  
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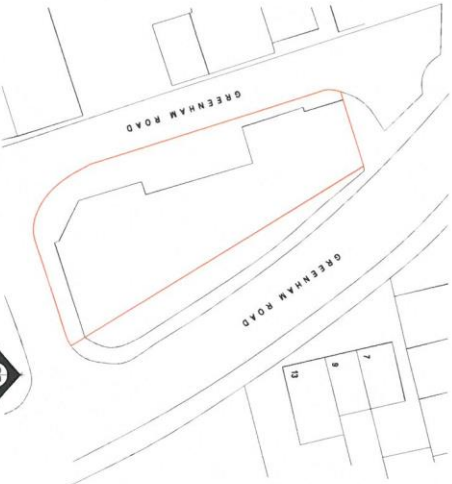
EXISTING SOUTH ELEVATION  
Scale: 1/8"=1'-0"



EXISTING GROUND FLOOR PLAN  
Scale: 1/8"=1'-0"



EXISTING SITE PLAN  
Scale: 1/8"=1'-0"



1. All dimensions are in feet and inches, unless otherwise noted.  
2. All elevations are shown in black lines on a white background.  
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4. All elevations are shown in black lines on a white background.  
5. All elevations are shown in black lines on a white background.

PROJECT	NO. 2024-001
DATE	10/20/24
DRAWN BY	A. J. [Name]
CHECKED BY	[Name]
SCALE	1/8"=1'-0"
TITLE	EXISTING EAST ELEVATION
PROJECT	EXISTING EAST ELEVATION
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