

# 115

## LONDON ROAD

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A highly prominent new office building to let / for sale  
115 London Road, Newbury, Berkshire, RG14 2AH  
18,296 sq ft (1,700 sq m)



**RESSANCE**  
commercial developments





# Introduction



## A new landmark in Newbury

The most prominently located new office building in Newbury, 115 London Road is a landmark building situated on the crossroads of the A4 & A339.

Set over 4 floors, 115 London Road offers adaptable open plan offices within a building that blends contemporary workspaces, with exceptional specification - any business would be proud to occupy such a space.

Fronting the well-known Robin Hood Roundabout, 115 London Road is considered the best location within Newbury – with exceptional direct access from the A339 via Junction 13 of the M4. Just a 5 minute walk from Newbury centre and its high class offerings within Park Way shopping centre. Newbury Train Station is within close proximity which offers 40 minute journey time to London Paddington.

- Flexibility in terms of space, design, fit-out & tenure
- Very prominent and high-impact position with branding opportunities
- Landmark building and convenient location
- Designed-for-purpose space
- Energy efficient and on-site renewable energy
- Car-charging points
- Low maintenance and 10 year building warranty
- Comparatively low whole-of-life costs (energy, maintenance, space efficiency)
- Secure building and enhanced security options
- Opportunity to input to certain aspects of design

# Specification



## Parking and access

- 31 car spaces
- Covered secure cycle spaces
- Electric car charging facilities

## Telephone and data

- Plant space for tenant plant for comms room

## Floors and ceilings

- Fully accessible raised floors
- Exposed services

## Fire

- The fire alarm system is a fully addressable system with smoke detection, sounders and call points to L3 standard

## Electrical services

- LG7 compliant LED pendant lighting (400 lux target)
- Digital lighting control system including daylight dimming to perimeter fittings and presence detectors
- Central building management system (BMS) including daylight saving detection

## Energy saving features include

- High daylight factors will reduce artificial lighting
- Improved air tightness to reduce air and heat leakage
- Electric car charging points
- Cycle racks

## Mechanical services

- Heating and cooling system
- Internal design conditions: 23°C (summer) 20°C (winter)
- Heating and comfort cooling metered
- Fresh air provided from air handling plant – extract will be lower to pressurize the building
- Building energy management system (BEMS)

## WCs and showers

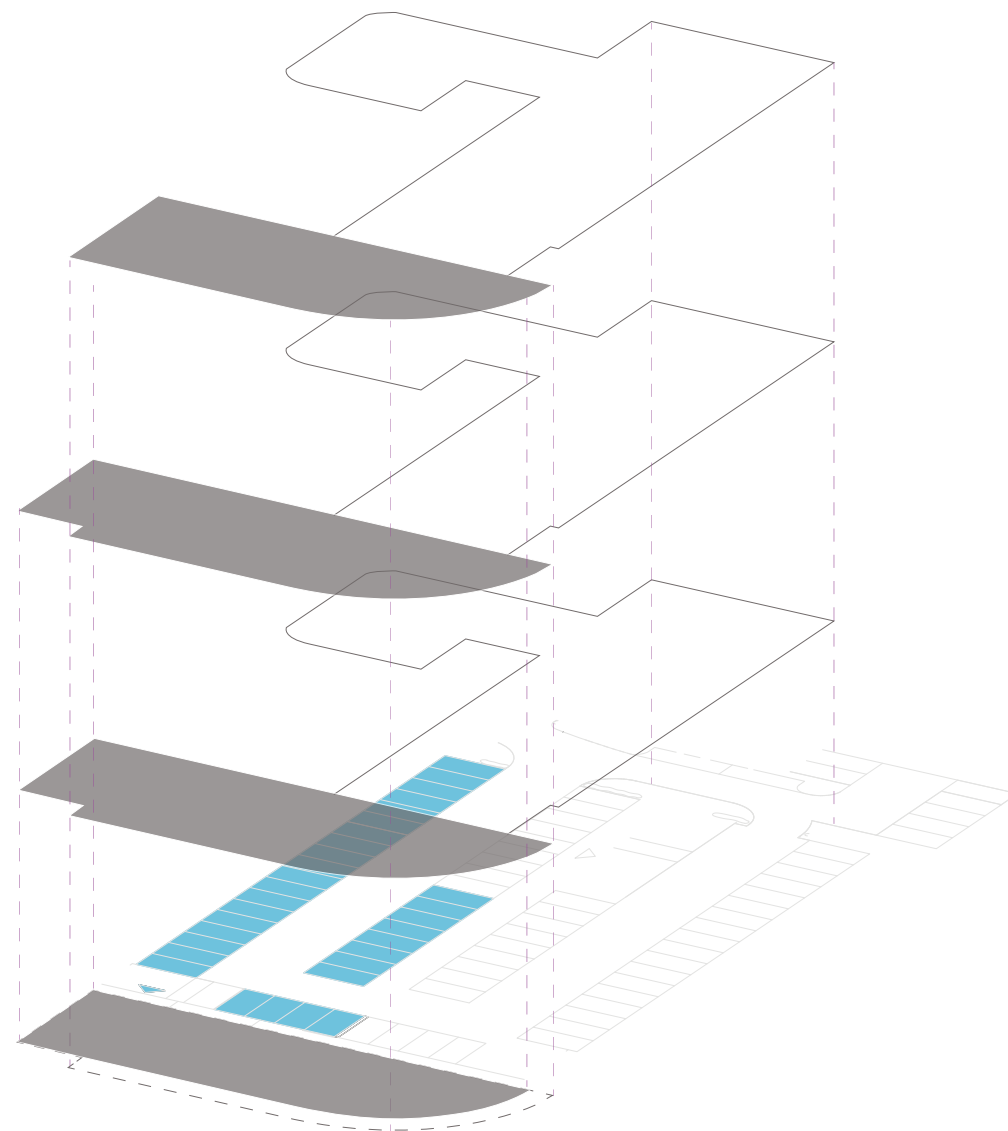
- Male and female WCs on each floor
- Male and female changing rooms
- Shower facilities

## Lift

- Access to all floors

# Specification

- Office Space
- Parking



	Sq. M.	Sq. Ft.
Ground Floor	340	3,659
First Floor	477	5,134
Second Floor	476	5,123
Third Floor	407	4,380
Total	1,700	18,296

Energy Performance Certificate  
EPC rating to be advised.

Proposal  
This new office opportunity is available to lease or to purchase. Further information to include full floor plans etc are available on request.

Legal costs  
Each party to be responsible for their own legal costs.



Location



## Newbury - where business works

Newbury is home to a range of first class businesses in a wide variety of sectors and 115 London Road is ideally situated at the heart of the business and retail communities.



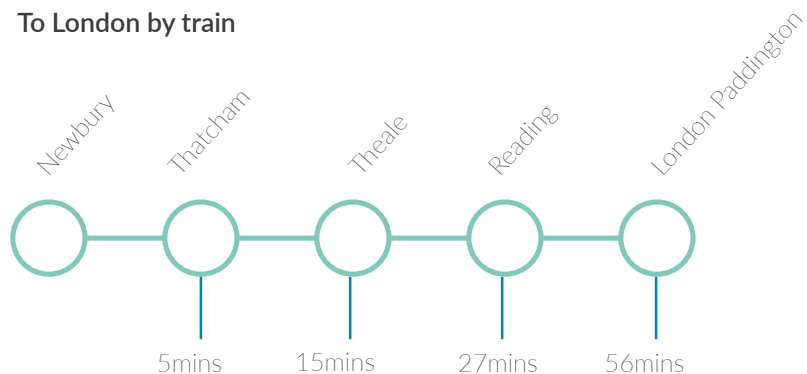
## Location

# Connected to business

### Public transport

115 London Road is just a 10 minute walk from the mainline train station, offering newly electrified direct links to London Paddington and the South West. Newbury also benefits from a recently opened Bus terminal which is just a few minutes' walk away.

### To London by train



### Road links

Newbury is located close to the intersection of the A34 and M4 providing quick access to various major towns and cities including Swindon, Oxford, Reading, Southampton, Bristol and London. Heathrow Airport is approximately one hour's drive away. The A339 is the main route through Newbury, which merges with the A34 in the north and continues to Basingstoke in the south.

Basingstoke:	27mins	27Km
Reading:	30mins	34Km
Oxford:	50mins	51Km
Bath:	1hr 15mins	84Km
London:	1hr 15mins	90km



## About Ressance



## Ressance Commercial Developments

Ressance Commercial Developments is the commercial division of Ressance Limited, a Newbury based developer with a focus on delivering exceptional regeneration projects.

Established in 2004, Ressance has earned a reputation for excellence by delivering distinctively designed developments of exceptional quality. Inspired by their surroundings and customers' needs, every Ressance project reflects our passion for innovative design and attention to detail. With sustainability and wellbeing at the

forefront of our thinking, we encourage the use of sustainable materials and use modern construction methods to help protect the environment. Our developments have a higher than average energy efficiency rating and combine a variety of eco-friendly features for a comfortable and sustainable work place.

"Wellbeing lies at the heart of every Ressance development"



# Contacts

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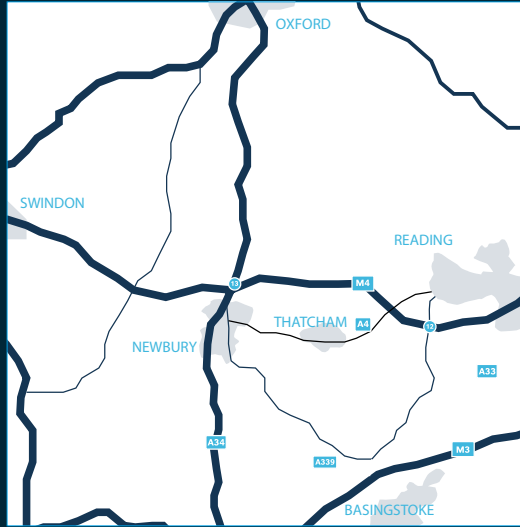


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Situated at the gateway to the Thames Valley and with easy access to Greater London, the Midlands, the South and the South West, 115 London Road is a great location for any thriving business.



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