



Chartered Surveyors &
Commercial Property Consultants

MULTI-LET INVESTMENT

FOR SALE

**WESSEX BUSINESS PARK, HALFWAY
NR NEWBURY, WEST BERKSHIRE, RG20 8NS**

TOTAL SITE 2.95 ACRES (1.2 HECTARES)

23,179 SQ. FT. OF BUILDINGS



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

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 located at Halfway on the A4 between Newbury and Kintbury.

DESCRIPTION

A prime commercial property comprising approximately 2.95 acres of ground to include approximately 23,179 sq. ft. of buildings.

The site is accessed directly from the A4 which leads to a gated car park. Security gates then give access to the rear.

The site includes offices to the front then the rest of the site provides 9 units of varying sizes with separate yard space.

Further information on the buildings is shown on the tenancy schedule.

PROPOSAL

The property is held in a Single Purpose Vehicle (SPV). The total rent passing per the tenancy schedule attached is £270,187.50 per annum. The ERV is in the region of £355,062.50 per annum exclusive. Tenancy Schedule is available upon request.

Offers are sought in excess of £3,000,000 (Three Million Pounds).

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

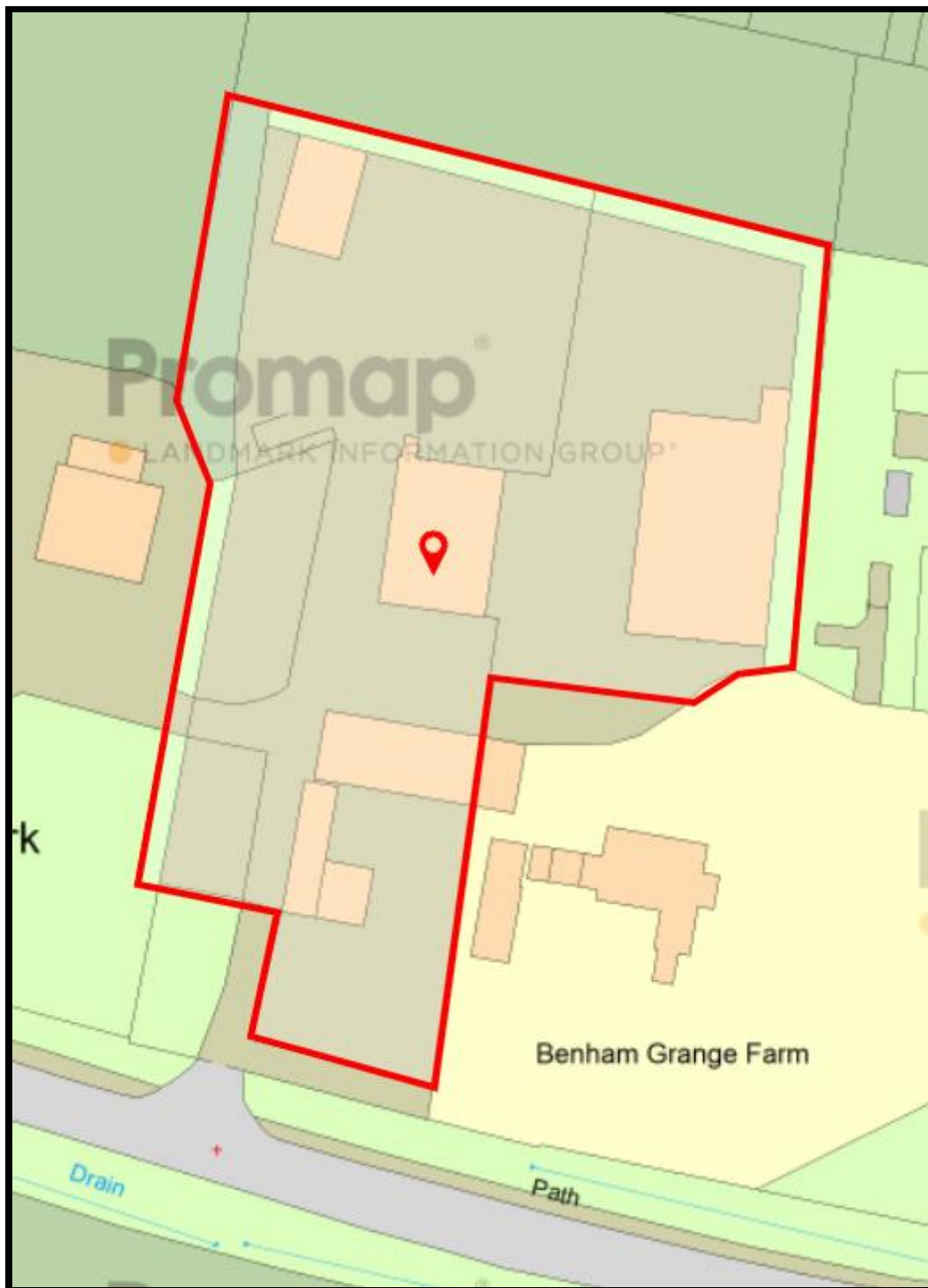
Contact Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
June 2026

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

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.

Site Plan – Not to Scale



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

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.



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

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.