

TO LET OFFICE

GROUND FLOOR, 90 BARTHOLOMEW STREET

Newbury, RG14 5EE



Key Highlights

- Fully refurbished
- 6,149 sq ft (571.23 sq m)
- Centrally located
- Manned reception
- Secure allocated parking



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Location

Set back from Bartholomew Street the property is central located with fantastic transport links. Newbury Train station and the A339 are situated 0.4 miles West of the property. Reading is situated 20 miles North East and Basingstoke 16 miles South East.

Description

The ground floor office suite has been extensively refurbished and provides Grade A suite within a secure site. The property is accessed off Bartholomew Street.

The suite is accessed via a shared manned reception and is currently fitted as an open plan office space. The property benefits from:

- Secure parking
- Electric charging point
- LED lighting
- Comfort Cooling
- Raised access floor
- Manned reception
- Good natural light
- 27 allocated car parking spaces

Accommodation

AREA	SQ FT	SQ M
Ground Floor Suite	6,149	571.23

NB whilst our clients would prefer to let as a whole, consideration may be given to sub-dividing the suite.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Rent on application.

The property is available on a new full repairing and insuring lease effectively (by way of service charge), on terms to be agreed.

Viewing

Viewings are strictly by appointment with the sole agent.

EPC

The property has an EPC rating of B (46). The full certificate is available on request.



Contact

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