



Chartered Surveyors &
Commercial Property Consultants

TWO STOREY BUSINESS UNIT

TO LET / FOR SALE

**QUEEN ELEANOR HOUSE, 11 KINGSCLERE PARK
KINGSCLERE, NR NEWBURY, RG20 4SW**

2,398 SQ FT (222.76 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

Kingsclere Park is situated midway between Basingstoke and Newbury on the A339 close to the village, which has some amenities. There is open farmland to the northeast; the first floor offices overlook open fields. For motorway access the location is equidistant to junction 6 (M3) or junction 13 (M4).

DESCRIPTION

The property is a two storey business unit currently being used for storage
The ground floor includes open plan office with separate meeting room, kitchen and WC's
The first floor includes open plan office, 3 sperate rooms for meetings / directors, kitchen and WC's

The property benefits from the following:-

- * Double doors
- * Suspended ceilings
- * CAT 2 lighting
- * Air conditioning
- * Parking for 6 cars

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	111.28	1,198
First Floor	111.48	1,200
Total	222.76	2,398

RATING ASSESSMENT

Rateable Value GF £8,400, FF £8,900

Rates Payable £4,191.60, £4,441.10 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £4,645 plus VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

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PROPOSAL

The property is available to rent as a whole on a new lease the length of which is open to negotiation. The quoting rent is £16,500 per annum exclusive.

The property is also available to purchase on a long leasehold basis (999 years from 1985). Offers are sought in excess of £180,000 (One Hundred & Eighty Thousand Pounds)

VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

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March 2026

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