



Chartered Surveyors &
Commercial Property Consultants

MODERN TOWN CENTRE OFFICES
TO LET

FIRST FLOOR, NEWMARKET HOUSE
MARKET STREET, NEWBURY
BERKSHIRE, RG14 5DP

1,336 SQ FT (124.11 SQ M)



INCLUDES 6 PARKING SPACES

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 premises are situated on the first floor of Newmarket House, which fronts Market Street, close to the Kennet Shopping Centre within the centre of Newbury.

DESCRIPTION

The office space is mainly open plan with the exception of two partitioned offices and a meeting room.

The offices are offered in good decorative order, with amenities including kitchenette, male and female WC'S and 6 allocated car parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	124.11	1,336

RATING ASSESSMENT

Rateable Value £15,000
Rates Payable £7,485 (2025/26)

SERVICE CHARGE

The service charge for the year commencing 1st January is approx £11,141.50 per year inc VAT. This covers common parts electric, general repairs, refuse collection and gardening. The cost also includes gas which supplies heating to the office and water.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 62.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation.

The quoting rent is £12,000 per annum exclusive.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or
Email: shane@quintons.co.uk
September 25

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.