



Chartered Surveyors &  
Commercial Property Consultants

## BUSINESS UNIT

### TO LET / FOR SALE

**FREEMANTLE HOUSE, UNIT 26, KINGSCLERE PARK  
NEWBURY, HAMPSHIRE, RG20 4SW**

**2,470 SQ FT (229.46 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 situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Residents of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

## **DESCRIPTION**

The property comprises a semi detached two-storey business unit constructed of brick elevations to the ground floor, with profile metal cladding to the first floor elevation and roof.

The property was comprehensively refurbished in 2019 and includes the following:-

### Ground Floor

- Double entrance doorway leading to open plan storage or office area.
- Further Double loading doors
- Suspended ceilings with LED lighting
- Air conditioning
- Modern kitchen and WC facilities

### First Floor

- Open plan office space, but can quite easily be divided up to create internal offices or meeting rooms
- Modern Kitchen and W/C facilities mirror the ground floor
- Suspended ceilings with LED lighting
- Air conditioning
- Carpets

There are 13 car parking spaces allocated, with potential to create a yard around the loading doors subject to freeholder consent.

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## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>229.46</b>	<b>2,470</b>

## **RATING ASSESSMENT**

Rateable Value £16,250

Rates Payable £7,036.25

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £3,000 per annum exclusive. This covers the external business park, i.e. security, grounds maintenance etc

## **ENERGY PERFORMANCE CERTIFICATE**

The property has a C rating with a score of 61

## **PROPOSAL**

The property is available to rent or purchase

The guide rent is £18,500 per annum exclusive and the guide price is £195,000. The purchase is for a 999 year ground lease, approximately 965 years to run.

VAT is applicable

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Shane Prater / Tom Price

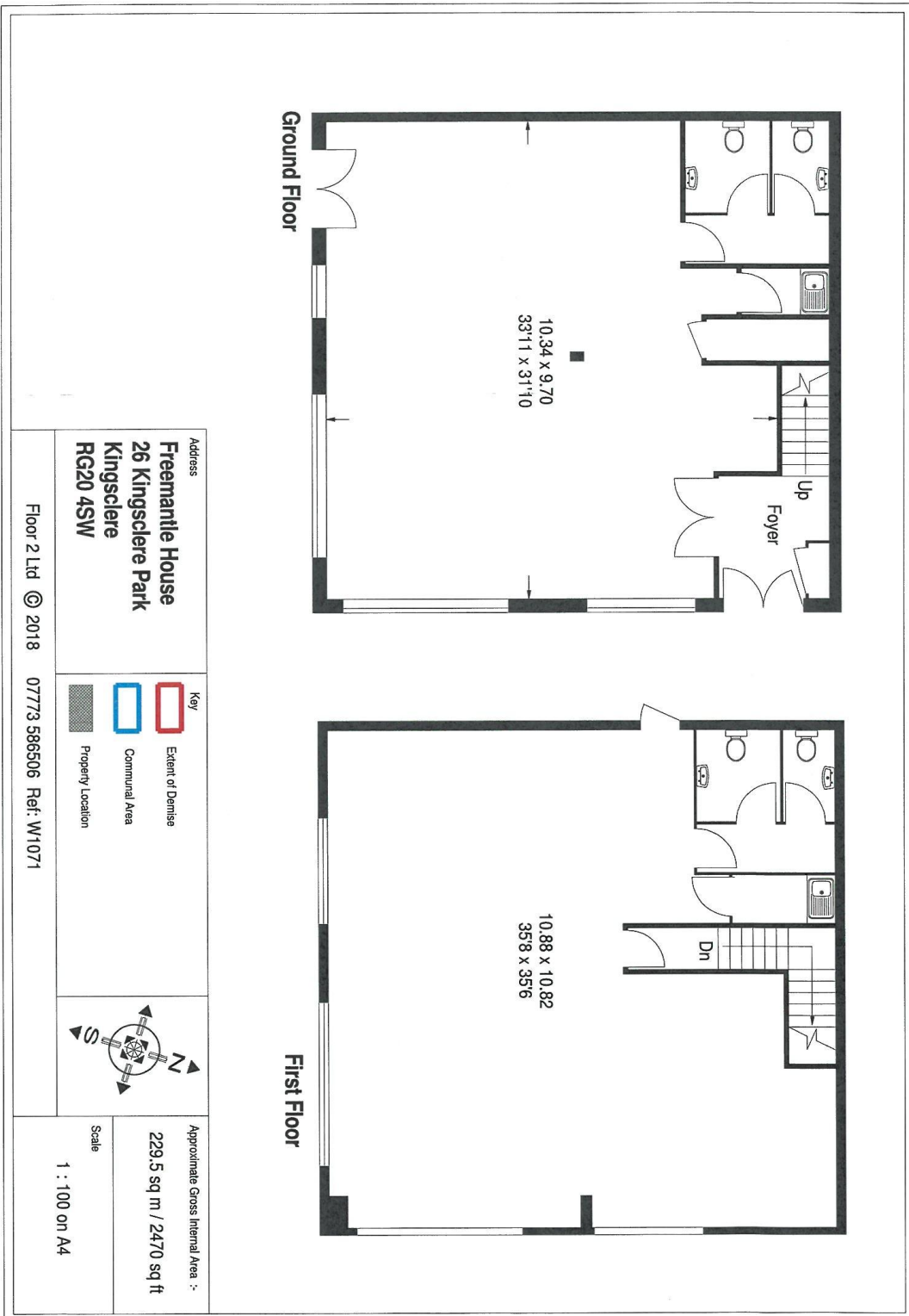
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June 2026

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