



Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE OFFICES

TO LET

**14 WEST MILLS, NEWBURY
WEST BERKSHIRE, RG14 5HG**

1,863 SQ. FT. (173.30 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

14 West Mills is situated within Newbury Town Centre overlooking The Kennet & Avon Canal. The property is accessed by car via Craven Road, turn into West Mills Yard and the property can be found on the left hand side.

DESCRIPTION

A three storey self contained office building.

Internally the ground floor includes large office, breakout area, 2 WC's and kitchenette.

To the first floor there are 3 office areas and a kitchenette

To the second floor there is an office and storeroom.

In general the property benefits from spot lighting, sash windows, carpets, perimeter trunking and air conditioning.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Office	74.97	807
First Floor Office	72.84	784
Second Floor Office	16.26	173
Kitchenettes	3.38	36
Second Floor stores	5.85	63
Total	173.30	1,863

RATING ASSESSMENT

Rateable Value £37,250 (2026/27)

Rates Payable £16,092

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 122.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £27,250 per annum exclusive. VAT is applicable

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LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater, Phone: 01635 262510, Email: shane@quintons.co.uk
April 2026



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