



Chartered Surveyors &
Commercial Property Consultants

TO LET / FOR SALE

**KING JOHN HOUSE UNITS 1 & 2 KINGSCLERE PARK,
KINGSCLERE, NEWBURY, HAMPSHIRE, RG20 4SW**

5,289 SQ FT (491.35 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

The property is situated on Kingsclere Park, which is on the main A339 Basingstoke Road. As you enter the park, the property can be found in front of you.

DESCRIPTION

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

The ground floor is slightly larger than the first floor as it benefits from an entrance lobby and extra office space plus lobby leading to stairs for the first floor space.

The ground floor comprises double entrance doorway with reception lobby leading to the main office area. The space includes carpet to the floors, painted walls, suspended ceilings with LED lighting, good natural light with windows on three sides, gas central heating, perimeter trunking, open plan space with three separate office areas together with WC's and kitchen. The kitchen includes vinyl floor tiles to the floor, three base units, one wall unit, stainless steel sink and drainer with space for fridge, dishwasher and washing machine. The gas boiler is situated within this area and comprises a Vaillant wall-mounted boiler. The WC's include low level toilet and sinks.

The first floor is accessed via a staircase from the front, alternatively there is a separate access to the west side of the building. The first floor is laid out with a central open area, nine perimeter offices and a storeroom together with kitchenette and two WC facilities. The offices include carpet to the floors, painted walls and good natural light to the perimeter offices. In general, the offices include air conditioning with the toilets comprising WC, sink and Dimplex electric heaters and the kitchenette including stainless steel sink and drainer, two base units, two wall units and space for a fridge.

The property includes 14 car parking spaces in total with additional visitors spaces on site.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	252.898	2,722
First Floor	238.520	2,567
Total	491.418	5,289

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RATING ASSESSMENT

Rateable Value £35,500

Rates Payable £17,111 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st Jan is approximately £6,000 plus VAT per Unit, per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 81.

PROPOSAL

The offices are available to let at a quoting rent of £36,000 per annum exclusive.

Alternatively it may be purchased on a long leasehold basis (Approx 960 years remaining) at a guide price of £380,000.

VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

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