



Chartered Surveyors &
Commercial Property Consultants

GROUND FLOOR OFFICE

TO LET

**GROUND FLOOR 39A KINGFISHER COURT, NEWBURY,
WEST BERKSHIRE, RG14 5SJ**

1,078 SQ FT (100.15 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

Kingfisher Court is a development of small business units located on Hambridge Road, Newbury and is home to such companies as Severn Medical, Racing Post and The Professional Jockeys Association. The site is approached from either the A4 or A34, both of which give quick and easy access to Newbury town centre as well as the M4 motorway approximately 5 miles to the north. Covering some 4 acres of land fronting the Kennet and Avon Canal, this development has won many awards. The courtyard design provides a quiet working environment with excellent car parking facilities.

DESCRIPTION

The accommodation is arranged over the ground floor with a large open plan office space, meeting room and stores area. Kitchen and toilet facilities compete the space. Air-conditioning units have recently been installed for both heating and cooling plus there is also supplementary gas fired central heating. The space benefits from the following amenities:

- Suspended ceiling
- LED Lighting
- Carpeting
- Air-conditioning
- Gas fired central heating
- Kitchen
- Male & female WCs
- Personnel door and separate double loading doors

The planning consent at Kingfisher Court, permits light manufacturing and storage and distribution on the ground floor, so the building offers extremely versatile accommodation that could be suitable for a variety of potential occupiers.

The space benefits from 4 parking spaces

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	100.15	1,078
Total	100.15	1,078

RATING ASSESSMENT

Rateable Value: £10,750.00

Rates Payable: £4,644.00 (2026/27)

We recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information on small business rates relief.

SERVICE CHARGE

A service charge is levied in respect of maintenance and repair of common parts at Kingfisher Court, presently charged at £519.80 plus VAT, per quarter. There is also a contribution towards the maintenance and repair of the fire alarm system, charged at £670 plus VAT, per annum, and water rates which were £200 in 2025.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 91.

PROPOSAL

The property is available to let on a new full repairing and insuring lease for a term to be agreed with the preference given to a minimum term of 3 years. The quoting rent is £11,500 plus VAT, per annum, exclusive of all other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater or Tom Price

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Email: shane@quintons.co.uk Or tom@quintons.co.uk

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