



Chartered Surveyors &
Commercial Property Consultants

USES CAN INCLUDE: - OFFICE / GYM / PILATES STUDIO /ETC

TO LET

**FIRST FLOOR, TICKITAPE HOUSE, 31 BONE LANE
NEWBURY, WEST BERKSHIRE, RG14 5SH**

5,766 SQ FT (535.66 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

Tickitape House occupies a prominent position on Bone Lane. Bone Lane is one of the main industrial areas of Newbury, which links to both Boundary Road and also Hambridge Road.

Newbury town centre lies approximately one mile west. The property has good access to the A339 and also to the A4. Nearby occupiers include Podium Cafe, Tickitape, Kennet Water Components, Screwfix and Travis Perkins.

DESCRIPTION

The space comprises mainly open plan office space. The space includes:-

- * Air conditioning
- * Glazed partitions
- * Lighting
- * Shared WC'S
- * Concrete floors
- * 6 parking spaces

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	535.66	5,766

RATING ASSESSMENT

Rateable Value £included in the rent

Rates Payable £included in the rent

SERVICE CHARGE

All costs are included in the rent.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 75.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £60,000 per annum inclusive of all costs and utilities. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

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VIEWING

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December 2025



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