



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**FIRST FLOOR REAR OFFICES, 5 WEST MILLS
NEWBURY, WEST BERKSHIRE, RG14 5HG**

1,062 SQ FT (98.68 SQ M)



5 PARKING SPACES

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

Newbury town centre is within a short walk with access to the A339, A34 and M4 within a few minutes drive.

The offices are situated at West Mills and can be accessed via Craven Road (vehicle) or direct from Bridge/Bartholomew Street in the town centre.

DESCRIPTION

The offices comprise part of the first floor of a three storey office property.

The rear space comprises kitchen and four office areas.

The kitchen includes lino to the floor, fitted cupboards, stainless steel sink and drainer, space for dishwasher and fridge, suspended ceiling with spotlighting and Streamline hot water heater.

The office areas have carpets to the floors, gas central heating, suspended ceilings, good natural light, air cooling and trunking to the floor.

There is parking for 5 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Rear Offices	90.668	976
Kitchen	8.012	86
Total	98.68	1,062

RATING ASSESSMENT

Rateable Value £19,250

Rates Payable £9,605.75 (2025/26)

SERVICE CHARGE

There will be a service charge payable for the common parts etc. The cost is 23.33% for the suite. The costs cover communal cleaning, heat & light, insurance and water. The cost is approximately £3.66 per sq. ft. per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 73.

PROPOSAL

The quoting rent is £16,000 per annum exclusive. VAT is applicable.

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LEGAL COSTS

Each party is to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
April 2025



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