



Chartered Surveyors &
Commercial Property Consultants

FIRST & SECOND FLOORS OFFICES

TO LET

**55 NORTHBROOK STREET, NEWBURY
WEST BERKSHIRE, RG14 1AN**

1,166 SQ FT (108.32 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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 at the Northern end of Northbrook Street, Newbury. Northbrook Street is Newbury's main retailing area. Nearby occupiers include Carter Jonas, Savills, Dominos Pizza and Mcdonalds.

DESCRIPTION

The property comprises a grade 2 listed mid terraced property situated in the main retail area of Newbury.

The property is arranged over ground, first and second floors.

The upper floors are used as offices and currently benefit from two staircases. The space is cellular in layout with a total of 6 offices.

The space benefits from the following:-

- * Good natural light
- * Air conditioning
- * LED lights
- * Carpets
- * Data cabling.

ACCOMMODATION

	Sq. M.	Sq. Ft.
First Floor	69.38	747
Second Floor	38.96	419
Total	108.32	1,166

RATING ASSESSMENT

Rateable Value £21,500

Rates Payable £9,309.50 (2026/27)

Currently assessed with the ground floor.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 49

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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.

PROPOSAL

The first and second floor is available on a new lease the length of which is open to negotiation. The quoting rent is £14,000 per annum exclusive.

The ground floor retail space is also available to rent at £20,000 per annum exclusive.

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Phone: 01635 551441

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

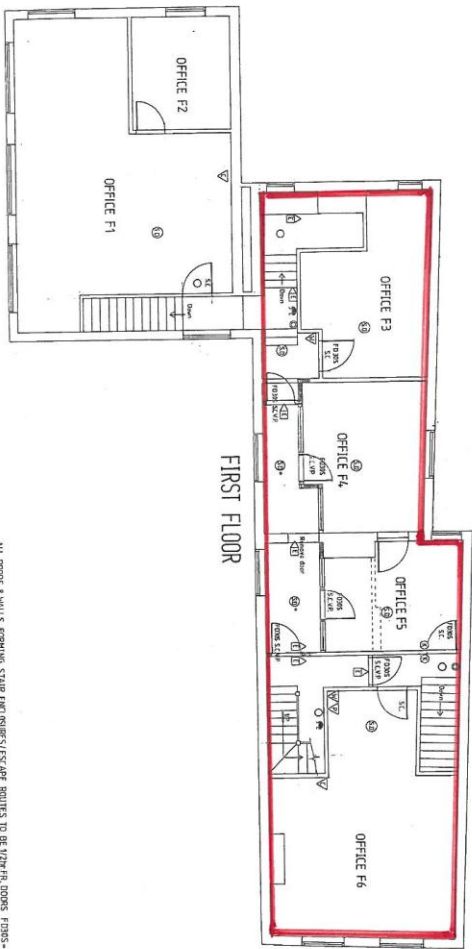
September 2026



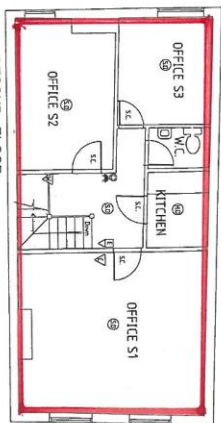
Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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.



ALL DOORS & WALLS FORMING STAIR ENCLOSURES/ESCAPE ROUTES TO BE 1/2H/2H DOORS. F2055-



SECOND FLOOR

KEY

- ① - Smoke Detector
- ② - Alarm Control
- ③ - Fire Alarm Control Panel
- ④ - Break Glass Fire Alarm Call point
- ⑤ - Emergency Light
- ⑥ - Alarm Bell
- ⑦ - Visual Interceptor
- ⑧ - Carbon Dioxide Detector
- ⑨ - Flame Detector
- ⑩ - Key position
- ⑪ - Self Closing Device
- ⑫ - Fire Exit Sign
- ⑬ - Fire Exit Sign (Directional)
- ⑭ - 500/500 Vision Panel (VAP) Glass

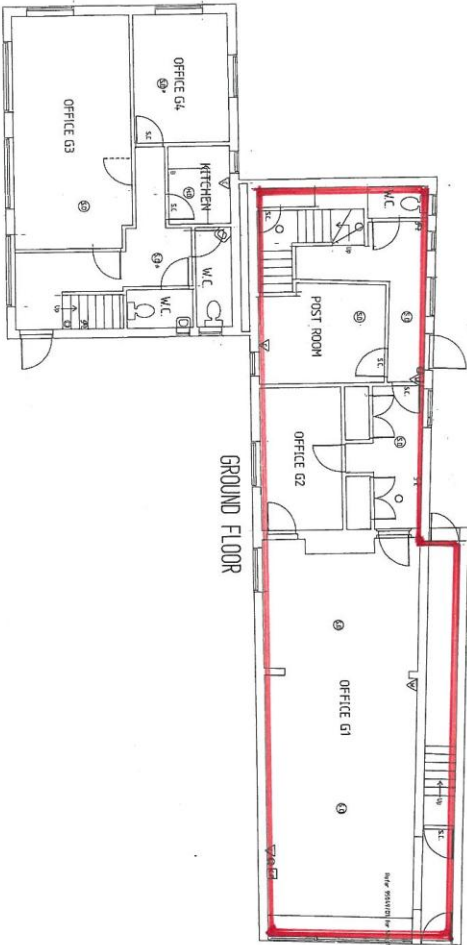
NOTES

Do not scale from this drawing.
Details taken from existing drawings by
owner and provided to the architect for
reference only. The architect is not
responsible for the accuracy of the original
drawings.

Russell Evans
Quantity Surveyor
Building Services Department
West Berks District Council
100, Victoria Road, Reading, RG1 1AA
Tel: 0118 951 1111

Street & Parker
85 & 57A Northbrook St.
Reading, Berkshire.
RG1 1AA
Floor Plans
Scale: 1:50 (approx.)
Drawing No: 38001101
Date: January 1998.
Drawn: D
Checked: D
Project: Reading Council

WEST BERKSHIRE
DISTRICT COUNCIL
- 3 JUL 2001
APPROVED



GROUND FLOOR