



Chartered Surveyors &
Commercial Property Consultants

MODERN FIRST FLOOR OFFICES / WORKSPACE

TO LET

**PLANTAGENET HOUSE, FIRST FLOOR 16 KINGSCLERE PARK
KINGSCLERE, HAMPSHIRE, RG20 4SW**

1,190 SQ FT (110.55 SQ M)



6 MONTHS RENT FREE AVAILABLE BASED ON A 5 YEAR LEASE

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

Kingsclere Park is situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Residents of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

DESCRIPTION

The properties comprise first generation business units located on Kingsclere Park.

16 was fully refurbished three years ago.

The spaces include the following:-

- 3 Parking spaces plus visitors parking on the park
- LED lighting
- Kitchen per unit including dishwasher and fridge freezer
- 2 WC'S per unit
- Air conditioning
- New Carpets
- Gigaclear Fibre connections

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	110.55	1,190

RATING ASSESSMENT

Rateable Value £9,200

Rates Payable £3,974.40 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £2,000 plus VAT per annum for each floor.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 59.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The guide rent is £10,000 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

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

August 2026

Indicative Photo



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