



Chartered Surveyors &
Commercial Property Consultants

MODERN FIRST FLOOR OFFICES

TO LET

**3A THE COURTYARD, 6 LONDON ROAD
NEWBURY, WEST BERKSHIRE, RG14 1AX**

1,584 SQ FT (147.15 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

The property is located on London Road, close to the junction with The Broadway, at the northern end of Newbury town centre. This is an established area for commercial businesses, with local occupiers including dentists, physiotherapists, estates agents and numerous offices.

DESCRIPTION

The accommodation provides a mix of open plan and 3 directors / meeting rooms

The offices on the first floor of a three storey building. The offices are self contained with communal entrance lobby and separate front door.

The offices benefit from the following amenities:

- Air conditioning
- Suspended ceiling
- LED lighting
- Kitchen
- Double glazed windows
- Male and female WCs
- Fire alarm

5 car parking spaces are provided in a secure car park at the rear of the property.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Office Space	143.53	1,545
Kitchen	3.617	39
Total	147.15	1,584

RATING ASSESSMENT

Rateable Value: £20,500

Rates Payable: £10,229.50 (2025/26)

SERVICE CHARGE

A service charge is levied in respect of maintenance of the exterior of the building and communal areas including the car park. The budgeted charge for 2025 is £5 per sq. ft. per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 63.

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PROPOSAL

The offices are available to let on a new lease for a term to be agreed. The quoting rent is £23,500 per annum exclusive of all other outgoings. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

For further information please contact our sole agents.

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