



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**ASCENSIA HOUSE, ALBERT ROAD, NEWBURY
WEST BERKSHIRE, RG14 1DL**

771 - 2,362 SQ FT (71.63 - 219.44 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

Ascensia House is located just off Northbrook Street in the centre of Newbury. It is a prime office location providing quick and easy access to all of the town centre facilities without being restricted by the pedestrianised zone. Located on the north side of Newbury it also provides direct access to Junction 13 of the M4 motorway approximately 4 miles to the north via the A339.

DESCRIPTION

This is a self-contained freestanding property providing offices on ground, first and second floors. The property is available as a whole or on a floor by floor basis.

The offices provide open plan accommodation in the main with high quality full height glass partitioning.

The offices are air-conditioned and presently equipped with office furniture which is available if required from the outgoing tenant. Other amenities within the building include;

- Suspended ceilings
- LED lighting
- Air-conditioning
- Gas fired central heating
- Storage cupboards
- Air-conditioned staff room/kitchenette
- Sealed unit double glazing
- Fitted window blinds
- Video Intercom
- Skirting trunking for power and data cabling
- Male & female WCs on each floor

The property benefits from 13 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	71.63	771
First Floor	73.21	788
Second Floor	74.60	803
Total	219.44	2,362

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RATING ASSESSMENT

The assessment is currently split as follows:-

Ground & First Floor

Rateable Value £29,250

Rates Payable £14,595.75

Second Floor

Rateable Value £10,250

Rates Payable £5,114.75

Parking - Rateable Value £750 & £1,750

SERVICE CHARGE

A service charge will be levied to cover common parts costs if the property is split.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The offices are available on a new lease as a whole or on a floor by floor basis the length of which is open to negotiation. The quoting rent for the whole is £42,000 per annum exclusive. If the property is split on a floor by floor basis the quoting rents per floor will be £19.00 per sq. ft. per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

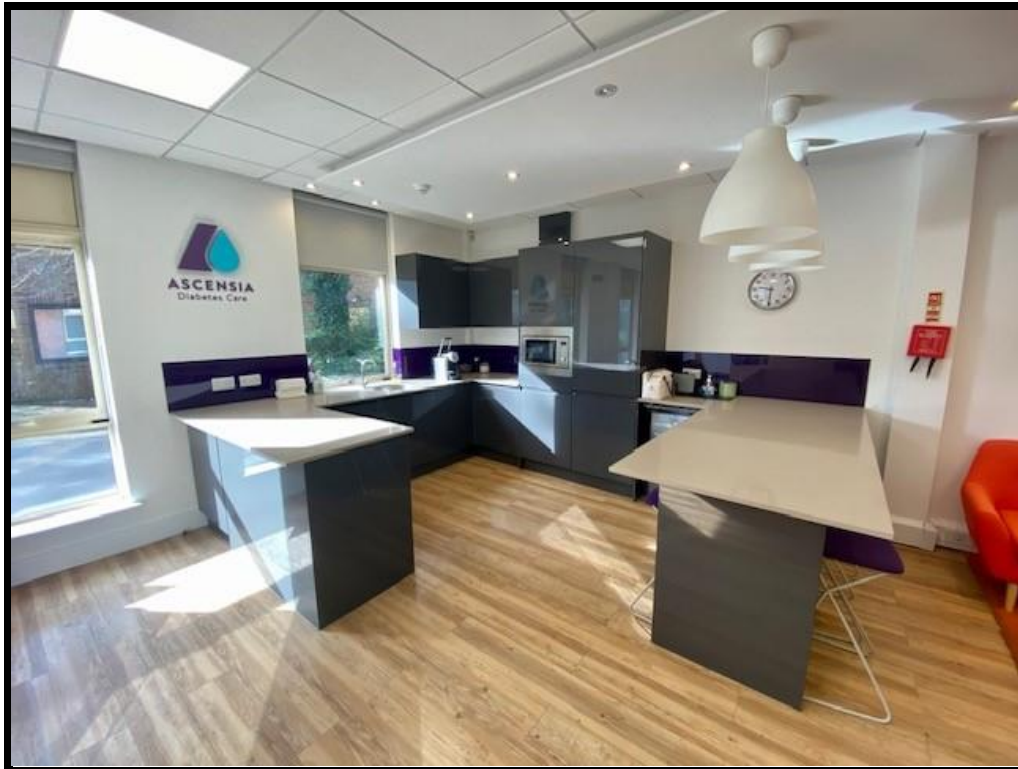
VIEWING

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

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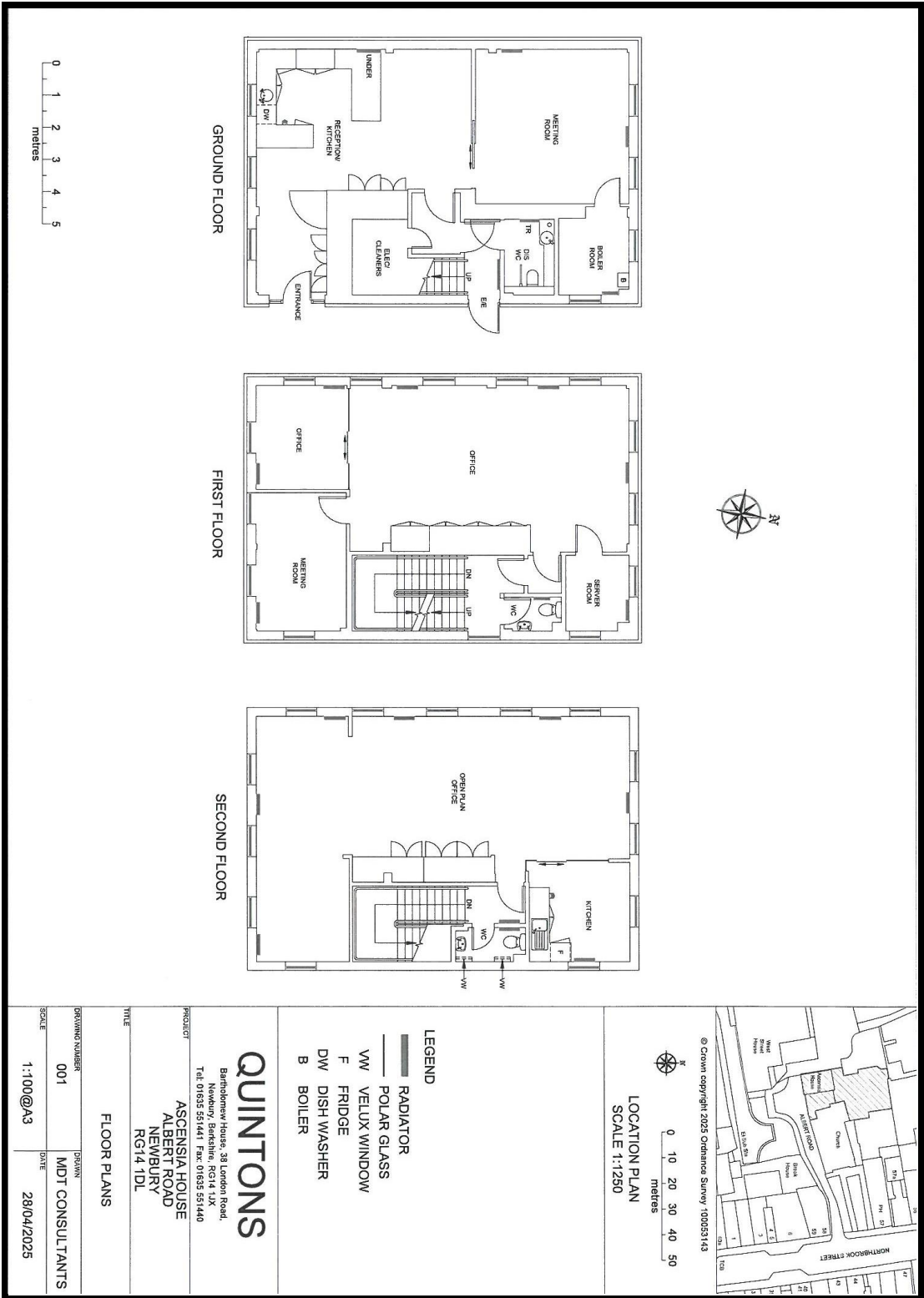
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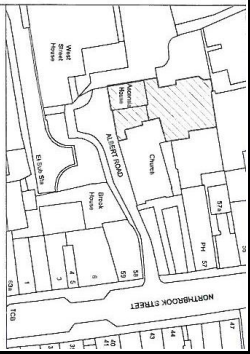
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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



LOCATION PLAN
SCALE 1:1250

- LEGEND**
- RADIATOR
 - POLAR GLASS
 - VW VELUX WINDOW
 - F FRIDGE
 - DW DISH WASHER
 - B BOILER

QUINTONS

Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
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PROJECT
ASCENSIA HOUSE
ALBERT ROAD
NEWBURY
RG14 1DL

FLOOR PLANS

DRAWING NUMBER		DRAWN	
001		MDT CONSULTANTS	
SCALE		DATE	
1:100@A3		28/04/2025	

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