



Chartered Surveyors &
Commercial Property Consultants

WORKSHOP WITH OFFICE

TO LET

**UNIT 2, WESSEX BUSINESS PARK, BATH ROAD
HALFWAY, NEWBURY, RG20 8NS**

1,666 SQ FT (154.77 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 located at Halfway on the A4 between Newbury and Kintbury.

DESCRIPTION

Workshop with office, double loading doors, WC and strip lighting.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Workshop	154.78	1,666

RATING ASSESSMENT

Rateable Value £9,000

Rates Payable £4,491(2025/26)

For those that qualify for small business rates relief no rates will be payable

SERVICE CHARGE

The service charge for the year commencing 1st January 2025 is approx £1,300 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 106.

PROPOSAL

The quoting rent for the property is £19,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

September 2025

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