



Chartered Surveyors &
Commercial Property Consultants

SERVICED OFFICE

TO LET

**SUITE 6, FESTIVAL HOUSE, 39 OXFORD STREET
NEWBURY, BERKSHIRE, RG14 1JG**

275 SQ FT (25.54 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 situated in a prominent position on the southern side of Oxford Street, Newbury.

The property lies within easy walking distance of Newbury Town Centre and its amenities including shops, restaurants and schools. Newbury Railway Station is a 10 minute walk.

The A4 and Junction 13 of the M4 motorway are within easy reach.

DESCRIPTION

The office building is planned over four storey's plus basement.

The specification of the office accommodation includes, gas central heating, fluorescent lighting, carpeted floors, communal kitchen and WC facilities.

Parking and office cleaning is available by separate negotiation.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Suite 6	25.54	275

RATING ASSESSMENT

Rateable Value £3,300 (2026/27)

Rates Payable £1,646.70

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 95.

PROPOSAL

The office is available on a flexible licence agreement. The monthly fee includes 24 hour access, utility costs, networked and wireless broadband, CCTV, use of kitchen and common parts cleaning. The monthly fee is £550 plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs

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VIEWING

For further information please contact our sole agents.

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