

# SELF CONTAINED MODERN OFFICE BUILDING – 6,567 SQ. FT. NIA TO LET / FOR SALE



**ELIZABETH HOUSE, 13-19 LONDON ROAD, NEWBURY  
WEST BERKSHIRE, RG14 1JL**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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# Elizabeth House, 13-19 London Road, Newbury, West Berkshire, RG14 1JL

- ◆ Modern Self Contained office Building
- ◆ To Let / For Sale
- ◆ 21 Parking Spaces
- ◆ LED lighting
- ◆ Air conditioning
- ◆ Gas fired Heating

## Location

Elizabeth House is located in the prime office area of the town centre close to the A4/A339 intersection and some 3 miles south of junction 13 of the M4. The main railway station is about 10 minutes walk with Parkway and Northbrook Street retail centres very close. Key occupiers including St James Place, Heaton & Partners, Belvoir and CHR Solicitors are close by.

## Description

Elizabeth House offers modern open plan space on four floors. There are 21 car spaces to the rear, accessed via Park Street. The space was extensively refurbished 5 years ago and has the following features;

- Air-conditioning throughout
- LED lighting
- High quality WCs and wash basins
- Carpeted office space
- The current tenants have installed directors offices and meeting rooms
- Floor boxes with power throughout



### Accommodation – Measured on a Net Internal Basis

	Sq. Ft	Sq. M
Ground Floor	1,405	130.52
First Floor	1,722	159.98
Second Floor	1,720	159.79
Third Floor	1,720	159.79
Total	6,567	610.08

Floor plans available upon request

### Proposal

The property is available To Let or For Sale.

On a rental basis a new lease for a term to be agreed is available at a quoting rent is £98,505 per annum exclusive.

On a sale basis the property is available at a guide price of £1,000,000 (One Million Pounds)

VAT is applicable.

### Further information

For further information, please contact:

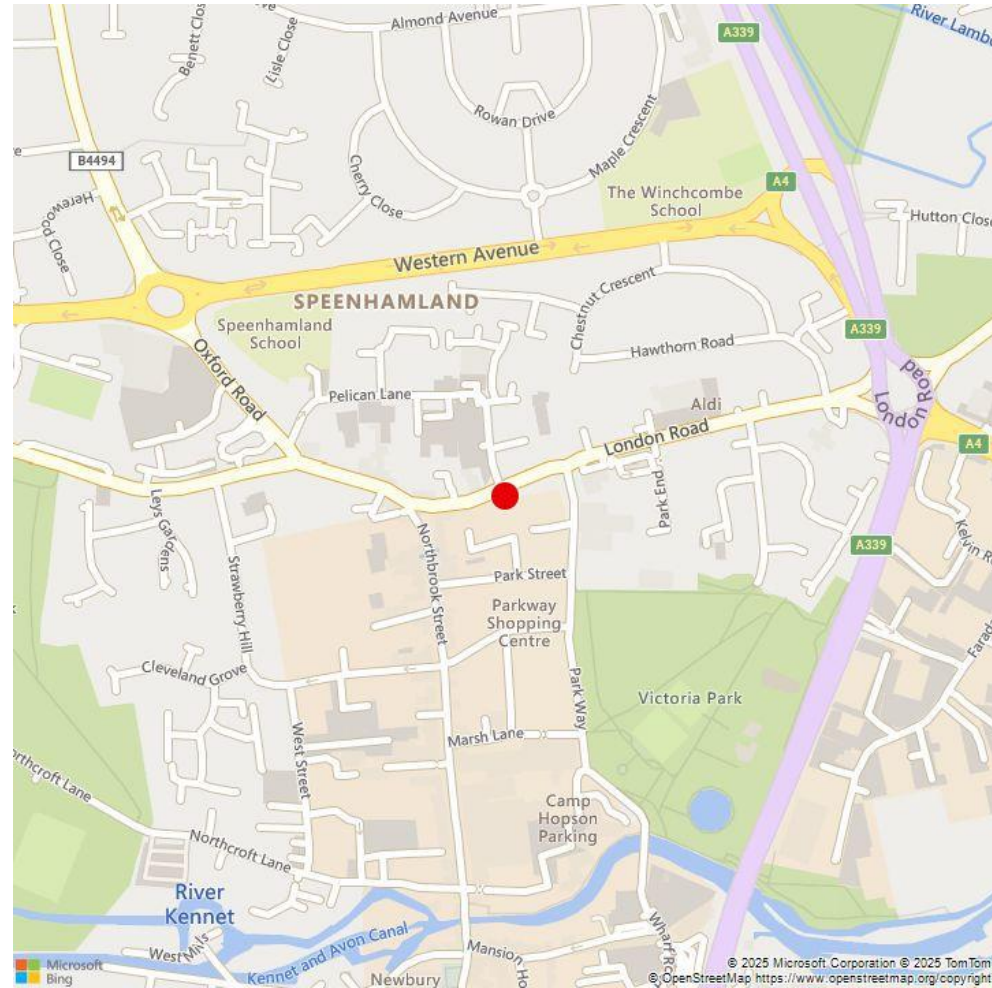
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September 2025





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