



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICE BUILDING

TO LET

**ST. PETERS HOUSE, OXFORD STREET
NEWBURY, WEST BERKSHIRE, RG14 1JQ**

2,498 SQ FT (232.02 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 within Newbury town centre access to the A339, A34 and M4 are within a few minutes drive.

DESCRIPTION

St Peter's House is a purpose built self-contained office building providing accommodation on ground and first floors. Originally constructed to provide open plan accommodation on both floors, some areas have been partitioned to create separate directors rooms.

This building has been constructed to a high standard and benefits from the following:-

- Air-conditioning
- Raised floors
- Suspended ceilings with Cat II fluorescent lighting
- Kitchen and WC's on each floor
- 10 car parking spaces demised within the multi-storey car park to the rear of Oxford Square.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	124.64	1,342
First Floor	107.38	1,156
Total	232.02	2,498

RATING ASSESSMENT

Rateable Value £40,250

Rates Payable £17,388 (2026/27)

SERVICE CHARGE

There is a service charge payable for the common parts of Oxford Square together with the car park. The costs for the current year are £2,008.72 for the common parts and £2,010 for the car park plus VAT

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 98.

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PROPOSAL

The offices are available on a new lease at a quoting rent of £40,000 per annum exclusive VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

Email: shane@quintons.co.uk

June 2026



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