



Chartered Surveyors &
Commercial Property Consultants

**FIRST & SECOND FLOOR
TOWN CENTRE OFFICES
TO LET/MAY SELL
1-3 MANSION HOUSE STREET
NEWBURY, RG14 5ES
2,164 SQ FT (201.04 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 occupies a prominent position within Newbury Town Centre. The offices are situated on the crossroads of Northbrook Street, Bartholomew Street and Mansion House Street.

DESCRIPTION

The property comprises first and second floor office accommodation situated above Phase 8.

The offices are cellular in design, facilities include kitchen, WC's, carpets and cat II lighting.

ACCOMMODATION

	Sq. M.	Sq. Ft.
First Floor	103.03	1,109
Second Floor	78.32	843
Kitchen	19.69	212
Total	201.04	2,164

RATING ASSESSMENT

Rateable Value £15,750

Rates Payable £7,560.00 (2018/19)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 68.

PROPOSAL

The offices require refurbishment which the owners are prepared to carry out to include carpets and decoration.

The offices are available on a new lease of suitable length to allow refurbishment. The quoting rent is £21,500 per annum exclusive (£9.94 per sq. ft). The owners may sell the upper floors on a long leasehold basis with offers in excess of £400,000 required. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

May 18

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