



Chartered Surveyors &  
Commercial Property Consultants

## OFFICE INVESTMENT

## FOR SALE

**2100 NEWBURY BUSINESS PARK, LONDON ROAD  
NEWBURY, WEST BERKSHIRE, RG14 2PZ**

**7,873 SQ FT (731.40 SQ M)**



**LET TO "A" RATED PRIVATE LIMITED COMPANY**

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

[www.quintons.co.uk](http://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**

Building 2100 is an exceptional and unique property situated on the Newbury Business Park, which is the towns premier office location. It is located on the A4, less than 1 mile from Newbury town centre and 4 miles from Junction 13 of the M4 motorway.

## **DESCRIPTION**

The office is a single storey, freestanding building, which provides a net area of 7,873 sq ft (731.42 sq m). With full height glazing to all four elevations the office provides a bright modern working environment. It was constructed to provide open plan accommodation equipped with many amenities which include:

- Full air-conditioning
- Raised floor
- LED lights
- Roof mounted 37 kw solar panels
- Male and female WCs
- Tea point
- Staff breakout area
- Double glazed curtain walling

Within the demised site there are 40 private car parking spaces and 8 EV charging points.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>731.40</b>	<b>7,873</b>

## **THE TENANT**

Freixenet Copestick Limited is a wine importing, distribution and marketing company with an Experian score of 100 / 100. They are classified as very low risk with a credit limit of £2,300,000 and a credit rating of £750,000. Company registration number: 05465868

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of A and a score of 22.

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## **LEASE SUMMARY**

Tenant: Freixenet Copestick Limited.  
Lease date: 23rd November 2018.  
Term: 10 years from 23rd November 2018, expiring 22nd November 2028.  
Rent: £160,000 plus VAT (£20.32 per sq. ft.) per annum exclusive.  
Rent Review: Upward only rent review November 2023.  
Review negotiations have not commenced. Time is not of the essence.  
Repair: Full repairing and insuring.  
1954 Act: The lease has the protection of the '54 Act.

## **RENT REVIEW EVIDENCE**

The last 2 deals agreed on Newbury Business Park show the following evidence

1. Bedford House, Newbury Business Park, Newbury - let February 2023, 3,417 sq. ft. headline rent £20.75 per sq. ft.
2. Riverview House, Newbury Business Park, Newbury – let September 2022, 8,511 sq. ft. headline rent £22.50 per sq. ft.

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## **PROPOSAL**

The freehold is offered for sale subject to the occupational lease and offers are invited in the region of £2,000,000. Plus VAT. Representing a net initial yield of 7.5%, after purchasers costs of 6.8%.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
January 2024

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Approx. Site Plan

