



Chartered Surveyors &  
Commercial Property Consultants

**INVESTMENT / DEVELOPMENT OPPORTUNITY**

**FOR SALE**

**UNIVERSITY HOUSE, OXFORD SQUARE  
OXFORD STREET, NEWBURY  
WEST BERKSHIRE, RG14 1JQ**

**5,698 SQ FT (529.33 SQ M) NET**



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**

Oxford Square is a private office complex of seven buildings located to the north of the town centre, a few minutes' walk from the new Park Way shopping centre and the main shopping area around Northbrook Street. Newbury railway station is about 10 minutes distant with minimum time to Paddington at 57 mins. The location is ideal for motorway access leading to the north of the centre, an area with many leading national and international office occupiers.

## **DESCRIPTION**

Oxford Square is a modern office development comprising 6 offices built around a central courtyard with water feature. University House occupiers a prominent position at one of the entrances into Oxford Square and provides a very good quality office space over three floors.

The building provides the following amenities;

- Air-conditioning
- Gas fired central heating
- Full access raised floors
- Suspended ceilings
- LED lighting
- 8 person passenger lift
- 20 car parking spaces are provided in the Oxford Square multi-storey car park.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	176.51	1,900
First Floor	177.26	1,908
Second Floor	175.56	1,890
<b>Total (Net Internal)</b>	<b>539.33</b>	<b>5,698</b>

## **RATING ASSESSMENT**

Rateable Value £54,000

Rates Payable £27,594 (2023/24)

The rates assessment covers the ground and first floors. The second floor is assessed under council tax.

## **SERVICE CHARGE**

A service charge is levied for the communal parts of the property. The annual charge is approx £9,000 per annum plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 83.

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## **PROPOSAL**

The vendor is willing to take a leaseback on a full repairing and insuring basis for a term to be agreed. Consideration will be given to a lease of 10 years with scope for a mutual break after 2 years. The guide rent, to be agreed between the parties, would be in the order of £18 per sq ft, equating to £102,500 plus VAT, per annum, exclusive of all other outgoings.

The tenant would be PX-Partnership (UK) Limited. Company Registration No: 08548144. They have retained profits of over £8m. Further information on the tenant company is available upon request.

The property is to be sold on a 999 year lease at a peppercorn rent.

We are seeking offers in excess of £1.1m (One Million, One Hundred Thousand Pounds).

VAT is applicable.

## **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)  
March 2024



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