



Chartered Surveyors &
Commercial Property Consultants

**SELF CONTAINED OFFICES SUITE
TO LET**

**SUITE 8, SECOND FLOOR
ST MARY'S HOUSE, 40 LONDON ROAD
NEWBURY, BERKSHIRE, RG14 1JX**

545 SQ FT (50.63 SQ.M)



INCLUDES 2 PARKING SPACES

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 on London Road, Newbury opposite Park Way, Travelodge and Premier Inn Hotels. Newbury town centre is a short walk.

London Road links to the A339 which provides access to the A34, M4 and M3 motorways. Newbury Railway Station provides a 40 minute journey time to London Paddington.

DESCRIPTION

St Mary's House comprises a detached Grade II listed office building with rear car park for approximately 14 cars. 2 spaces are allocated to Suite 8.

Internally the space is arranged into self-contained office suites.

Each suite includes door entry access and gas central heating. IT and telephone services are the responsibility of the tenant.

SERVICE CHARGE

The service charge includes heating, lighting, electricity, insurance, cleaning of communal areas and external landscaping. This years cost is set out on the schedule below.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 92

PROPOSAL

The offices are available based on the attached schedule. VAT is not applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater or Tom Price

Phone: 01635 551441

Email: shane@quintons.co.uk

tom@quintons.co.uk

April 2024

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**AVAILABILITY SCHEDULE
ST MARYS HOUSE
40 LONDON ROAD
NEWBURY
WEST BERKSHIRE, RG14 1LA**

Office Suite	Status	Size (SQ.FT)	Business Rates Payable £	Rateable Value £	Service Charge	Rent £	Total cost per year £
8	AV	545	£5,39.50*	£10,500	£7,897.50	£7,897.50	£15,795

For those that qualify for small business rates relief no business rates will be payable.



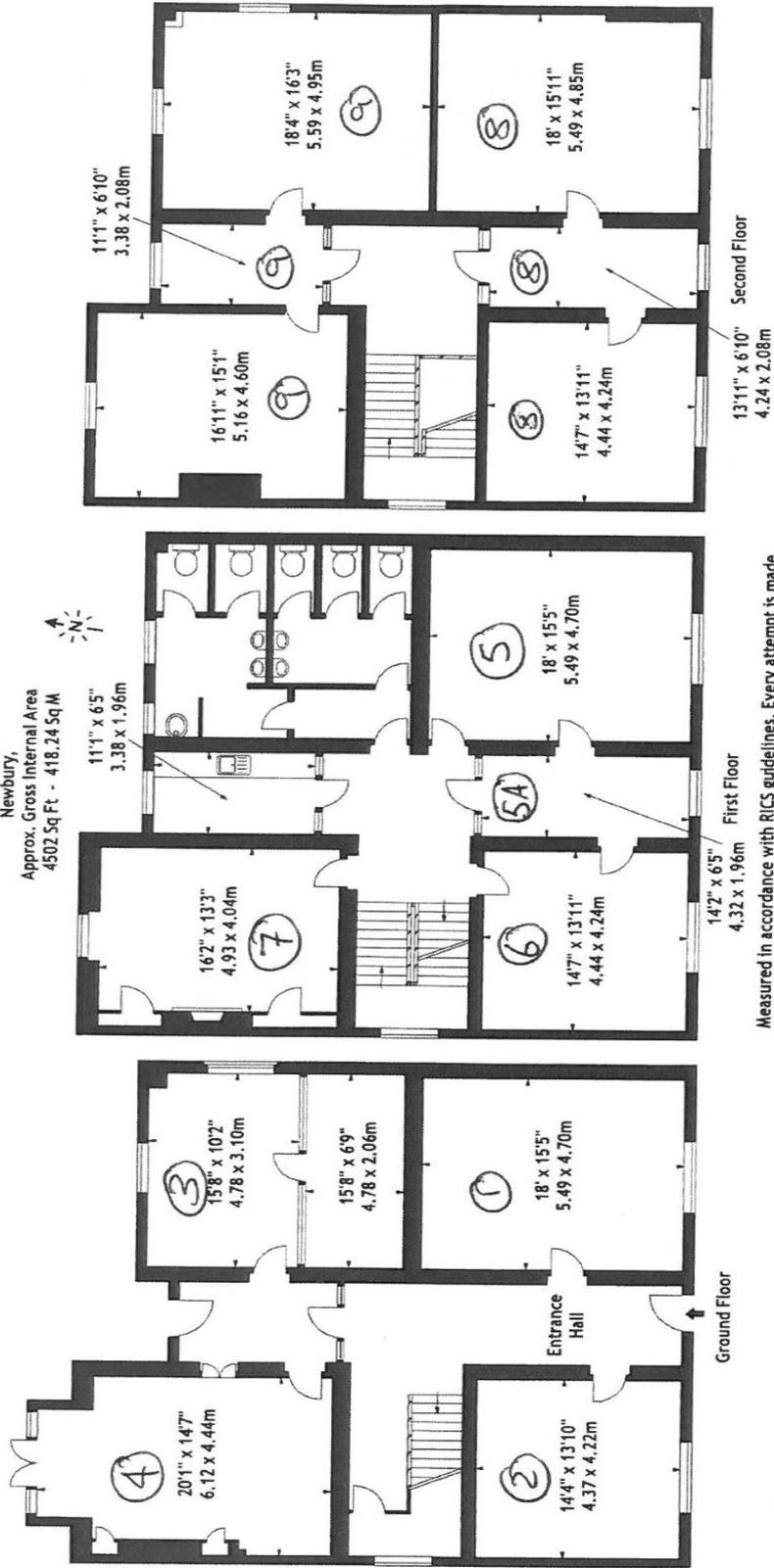
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London Road,
Newbury,

Approx. Gross Internal Area
4502 Sq Ft - 418.24 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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