

NEWBURY

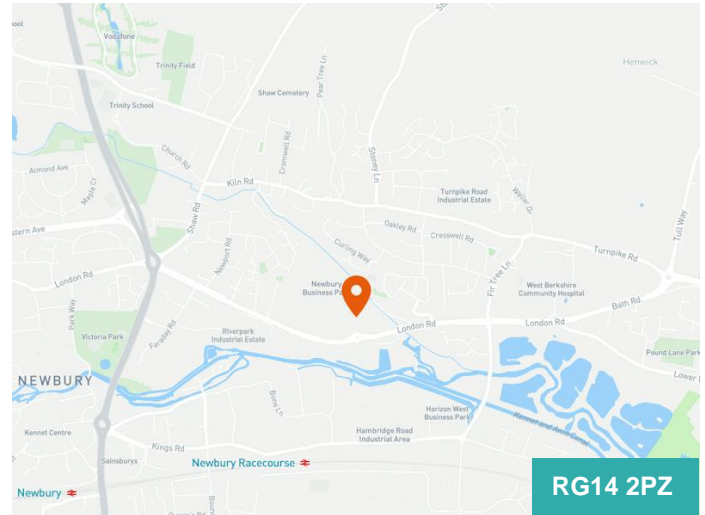
Astor House, Newbury
Business Park, RG14 2PZ



OFFICE TO LET

2,788 TO 6,103 SQ FT

- Ample parking
- Open plan
- New lease
- Costa Coffee, M&S, Lidl and Tesco all in short walking distance



Summary

Available Size	2,788 to 6,103 sq ft
Rent	£16 per sq ft
Rates Payable	£5.99 per sq ft
Service Charge	N/A
EPC Rating	C (58)

Description

Astor House, a prominent two-story structure situated at the entrance of the Business Park, offers ground-floor accommodations comprising two separate suites that can be leased individually or together. However, it should be noted that these are not adjoining suites and cannot be interconnected. The property features a central communal entrance lobby and is surrounded by beautifully landscaped grounds with on-site parking. Each office suite provides open-plan accommodation with the flexibility of partitioning to create various room sizes, which can be removed if not needed or adjusted by the tenant to meet their specific requirements. Additionally, key amenities include air-conditioning, full-access raised flooring, wall-to-wall carpeting, double-glazed windows, suspended ceilings with recessed Category 2 fluorescent lighting, and shared restroom facilities in common areas.

Location

Newbury Business Park is strategically located just a 7-minute drive from the M4 and a 20-minute walk from both Newbury Station and Newbury Racecourse. The office is a short walk from many local amenities, perfect for a coffee break or lunchtime stroll, these include Costa Coffee, M&S Simply Food, BP, Lidl, The Swan Pub and Tesco Superstore.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Arabella Macrae
0118 909 7400
07775 862 913
amacrae@vailwilliams.com



Guy Parkes
020 3589 0050
07788 188 874
gparkes@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 31/10/2023

