

NEWBURY



Astor House, Newbury
Business Park, RG14 2PZ



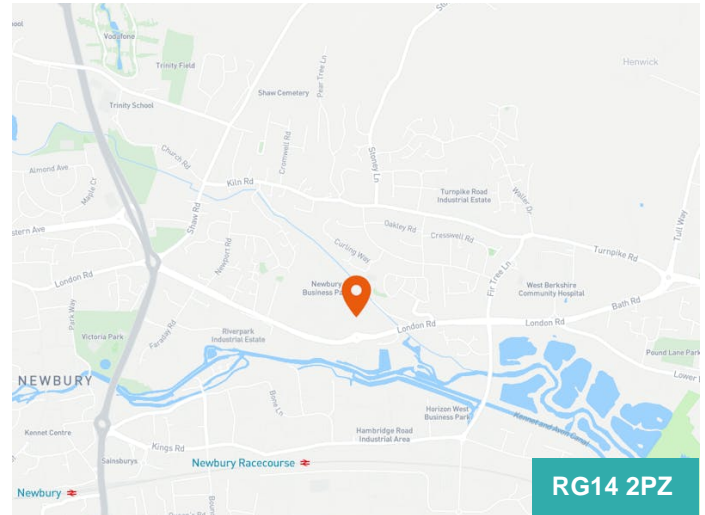
OFFICE TO LET / FOR SALE

2,286 TO 18,000 SQ FT

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

Ground floor office suites in picturesque Newbury Business Park.

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Summary

Available Size	2,286 to 18,000 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	2,788	259.01	Available
Ground - Suite 2	2,286	212.38	Available
Ground - Suite 3	3,315	307.97	Available
1st - Whole Floor	9,611	892.89	Available
Total	18,000	1,672.25	

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



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