

ASTOR HOUSE

NEWBURY BUSINESS PARK | NEWBURY | RG14 2PZ

**PROMINENT ROADSIDE SITE OF 1 ACRE WITH
18,000 SQFT VACANT OFFICE BUILDING**



PROMINENT FREEHOLD FOR SALE

SITE BOUNDARY IS FOR INDICATIVE PURPOSES



PROPERTY HIGHLIGHTS

- Circa 1 acre site with 18,000 sqft vacant office building.
- Highly prominent site fronting the A4 at the gateway to Newbury Business Park.
- Opposite the Retail Park with B&Q, Costa Coffee, M&S Simply Food, Dunelm, Lidl and Tesco nearby
- Newbury historic Town Centre is a 5 minute drive and the rail station 6 minutes.
- Key destinations within 1 hour include Bristol, Oxford, Reading, Southampton, Winchester and Heathrow International Airport.
- Potential for conversion or redevelopment subject to planning consent. Alternative uses such as roadside drive thru, residential, industrial or leisure.

PROPOSAL


Offers sought for the Freehold interest with vacant possession. Preference for unconditional offers. The property is elected for VAT.




LOCATION

Newbury Business Park is strategically located just a 7-minute drive from the M4 and a 20-minute walk or a 6-minute drive 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, Ham Manor Marina and Tesco Superstore.



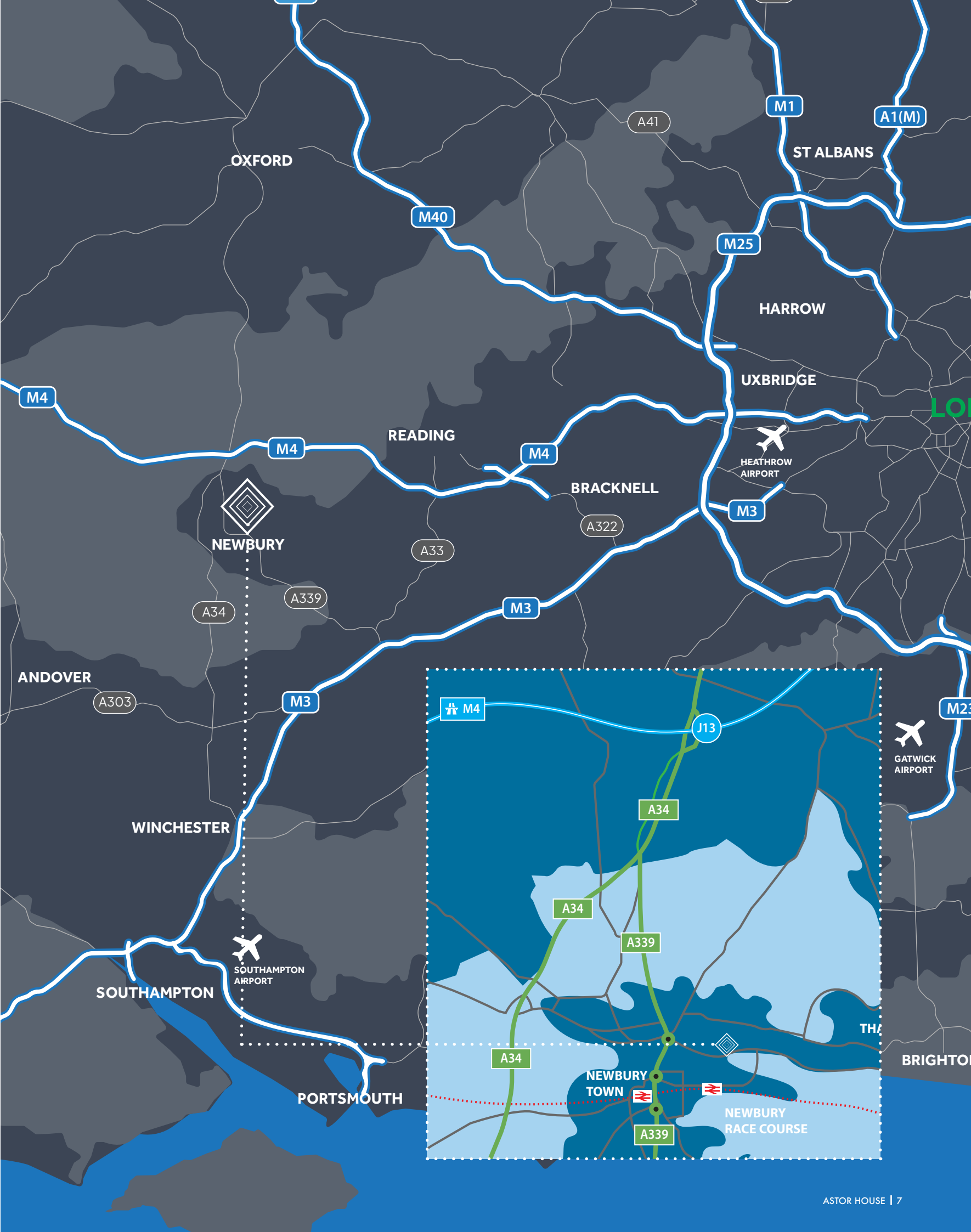
ROAD	Drive Times (mins)
M4 (J13)	7
Basingstoke (M3 J6)	28
Reading	30
Bristol	60
Oxford	41



AIRPORTS	Drive Times (mins)
Southampton Airport	55
London Heathrow Airport	50
London Luton Airport	75
Bristol Airport	90



RAIL TERMINALS	Travel Time (mins)
Newbury Station	5
Newbury Race Course	5
Southampton Central Station	75
London Paddington Station	49



NEWBURY

The town centre has an active retail and leisure offering. Parkway Shopping Centre is a 20 minute walk away offering a blend of high-end and high-street brands. Shops like Next, H&M, HMV, Waterstones and Primark are found here, alongside a selection of cafes and restaurants including Coffee #1, Bills, Cote and Hotel Chocolat. Newbury Racecourse is one of the UK’s top horse racing venues and is a major leisure and entertainment spot. It not only hosts regular horse racing events but also music concerts and festivals, adding to the town’s attraction.

Newbury caters well to its growing living community, with a good selection of both state and independant schools in the nearby area.



SELECTION OF AMENTIES

RETAILERS

- 1) MCDONALDS
- 2) MILK & BEAN
- 3) MARKS & SPENCER
- 4) TONI & GUY
- 5) PRET A MANGER
- 6) 7 BONE BURGER
- 7) COSTA COFFEE
- 8) PRIMARK
- 9) GREGGS BAKERY
- 10) HOTEL CHCOLAT
- 11) TESCO METRO
- 12) BOOTS
- 13) COTE BRASSERIE
- 14) HOLLAND & BARRETT
- 15) CAFE NERO

LEISURE

- 1) NEWBURY LIBRARY
- 2) VUE CINEMA
- 3) WEST BERKSHIRE MUSEUM
- 4) NEWBURY MARINA
- 5) VICTORIA FOOTBALL CLUB
- 6) CORN EXCHANGE THEATRE

TESCO



Dunelm

B&Q



ASTOR HOUSE

NEWBURY
BUSINESS PARK

3.9 MILES

M4 (J13)



A339

CARCAIXENT SQUARE
RESIDENTIAL

BENYON HOUSE
OFFICES

EMERALD HOUSE
RESIDENTIAL

COSTA

A4 LONDON ROAD

HAM MANOR MARINA

DESCRIPTION

Astor House, a prominent two-storey building situated at the entrance of the Business Park.

The property is set in highly landscaped grounds and is accessed via a double height entrance lobby reception area. The property has previously been multi occupied by several companies and is currently laid out into individual suites that could be combined.

Key amenities in the building include existing air conditioning, full access raised floors throughout, carpeting, double glazing and suspended flat ceilings with recessed lighting. Bathrooms are located on each floor accessed from the common parts.

The property is in its own self contained grounds of approximately 1 acre.

SPECIFICATIONS



1 ACRE SITE



AIR
CONDITIONING



SUSPENDED
CEILINGS



RAISED
FLOORING



WALL-WALL
CARPETING



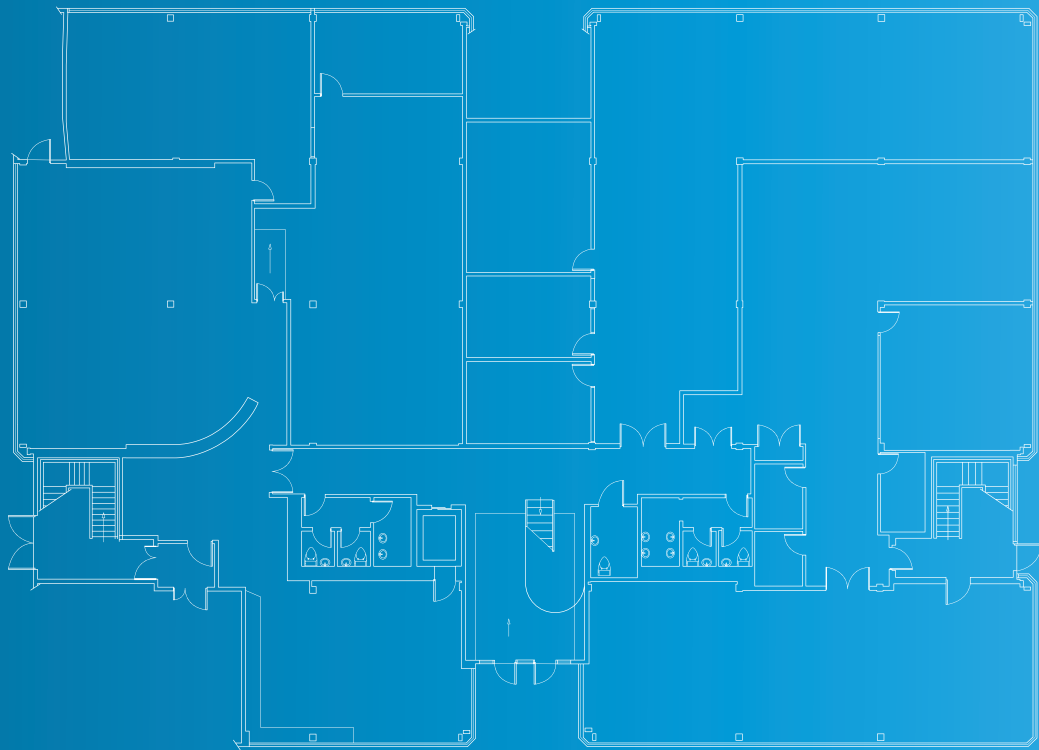
DOUBLE GLAZED
WINDOWS



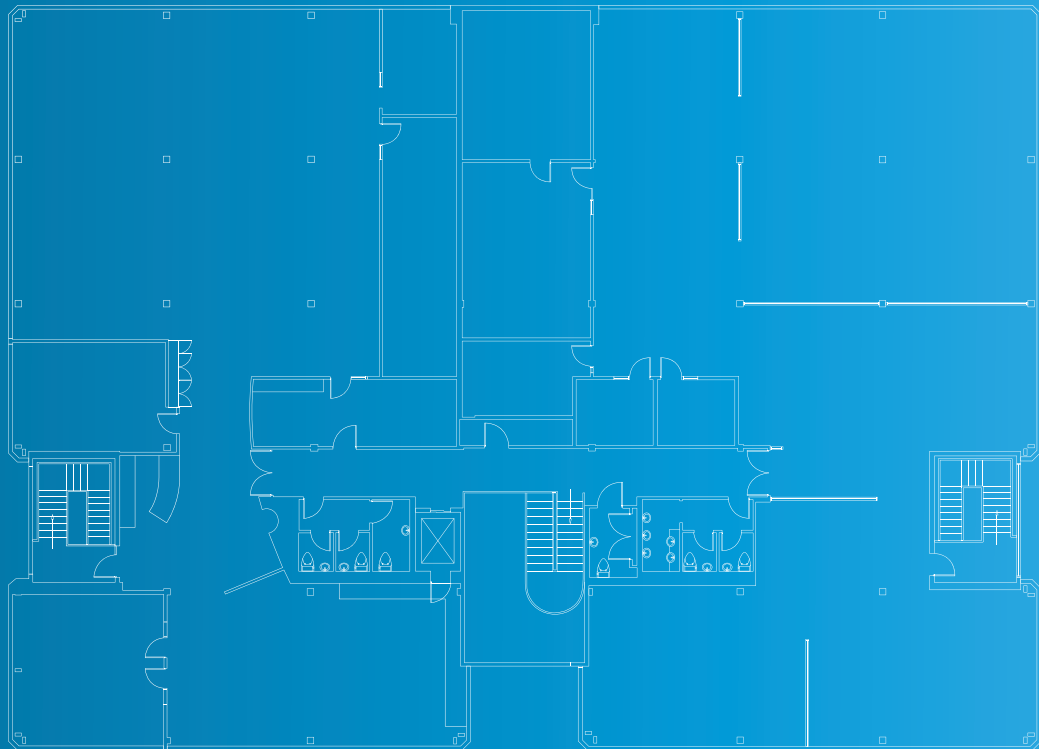
RECESSED
LIGHTING

FLOOR PLANS

Existing layout including internal partitioning



Ground Floor



First Floor

ACCOMMODATION

Name	Sq ft	Sq m
Ground Floor	8,389	779,39
First Floor	9,611	892.89
Total	18,000	1,672.25

PROPOSED TITLE

Property is held in Title BK228927 including the adjacent building which is under same ownership and so the vendor will split and create a new title.





THE OPPORTUNITY

Astor House offers a unique chance to acquire a freehold site with exciting future development potential, nestled in the heart of the established and thriving Newbury Business Park.

Subject to planning consent, this site is ideally positioned for transformation, with the surrounding area already showcasing a successful track record of change-of-use developments. Notable examples include Emerald House and Carcaixent Square, where former office buildings have been expertly converted into premium residential apartments—setting a strong precedent for future projects.



PLANNING

Following a detailed planning report - On the basis of the adopted and emerging policy position, it is likely that an application for alternative employment uses on the site including, retail, general industrial, storage and distribution would be supported by the Council given the sites location within a Designated Employment Area.

The building could also be changed to residential use (Use Class C3) under Permitted Development Rights as the Council have not put an Article 4 direction over the site to prevent this. Within the business park, there has been a number of Prior Approval applications submitted establishing the principle of change of use of the buildings to residential development, prior to submission of a change of use application.

Interested parties should make their own enquiries with regards to any planning consent or change of use required.

FURTHER INFORMATION



DATA ROOM

Data room access is available on request via Vail Williams.

EPC

Available upon request.

AML & COMPLIANCE

In accordance with Anti-Money Laundering requirements and sanction checking, 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.

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. There is an election to charge VAT at the property.

PROPOSAL

Offers sought for the Freehold interest with vacant possession. Preference for unconditional offers.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

GUY PARKES

gparkes@vailwilliams.com
07788 188874



CLARK TERSOL

ctersol@vailwilliams.com
07721 323307

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, but any intending purchasers, tenants or third 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 (incorporating IPMS) 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 JUNE 2025.

Brochure designed by WWW.UPPERLOOK.COM

ASTOR HOUSE

NEWBURY BUSINESS PARK | NEWBURY | RG14 2PZ

