



Chartered Surveyors &  
Commercial Property Consultants

**GRADE A OFFICES**

**TO LET**

**LOMOND HOUSE**

**NEWBURY BUSINESS PARK, NEWBURY**

**WEST BERKSHIRE, RG14 2PS**

**FROM 4,428 TO 13,934 SQ. FT.**



- **HIGH SPECIFICATION**
- **PASSENGER LIFT**
- **LED LIGHTING**
- **EXCELLENT PARKING RATIO – 52 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

Newbury Business Park is well located on the A4, London Road. It is 1 mile to the east of the town centre and approximately 4 miles south of Junction 13 of the M4 motorway. There is a main line railway station in Newbury; journey time to London Paddington is approximately 50 minutes. The business park is served well by buses from A4, London Road, and also a number of nearby retail amenities.

Newbury is located close to the intersection of the A34 and M4 providing quick access to various major towns and cities including Swindon, Oxford, Reading, Southampton, Bristol and London. Heathrow Airport is approximately one hour's drive away. The A339 is the main route through Newbury, which merges with the A34 in the north and continues to Basingstoke in the south.

## DESCRIPTION

The property was constructed in 2002 and built to an extremely high standard with feature brickwork and full height glazing to the upper floors. The self-contained buildings comprise three floors of high quality open plan office accommodation and benefit from air conditioning, suspended ceilings and LED lighting. Each floor has its own male and female WC provision as well as shower facilities in each. Lomond House has a generous private parking provision of 52 spaces (1:270 sq. ft.). The building can be let on a floor by floor basis, or as a whole.

## ACCOMMODATION

	SQ. FT.	SQ. M.
Lomond House	4,428 TO 13,934	411.37 TO 1,294.50

## RATES

Rateable Value (2023 List):     **£260,000**

Rates Payable                         **£133,120**

## TERMS

New lease(s) are available direct from the landlord on terms to be agreed. Quoting rent £19.50 per sq. ft.

## EPC

Lomond House: B (46)

## LEGAL COSTS

Each party is to pay its own legal costs.

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## VAT

The property is registered for VAT.

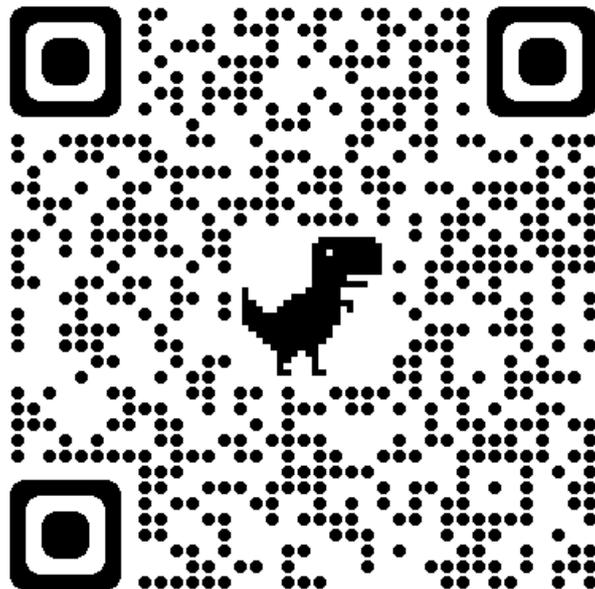
## VIEWING & FURTHER INFORMATION

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