

OFFICES TO LET



The Quadrant, Newbury

Pembroke Road, Newbury, Berkshire RG14 1BX

Refurbished offices

1,165 sq ft (108 sq m) to
7,754 sq ft (720.38 sq m)

Location

This newly refurbished property is located in the heart of Newbury Town Centre, 50 metres to the west of Northbrook Street, Newbury's main shopping area. Access is from West Street.

Description

A three storey self-contained office building comprising two independent suites on each floor. Entrance lobby leading to a lift and stairs to upper floors. Carpeted floors and suspended ceilings throughout. Perimeter heating with a communal boiler.

One car parking space per suite plus a multi-storey public car park is opposite.

Floor areas

Ground Floor Suite 1	1,308 sq ft	121 sq m
Ground Floor Suite 2	1,308 sq ft	121 sq m
First Floor Suite 1	1,330 sq ft	124 sq m
First Floor Suite 2	1,330 sq ft	124 sq m
Second Floor Suite 1	1,165 sq ft	108 sq m
Second Floor Suite 2	1,165 sq ft	108 sq m
Total	7,606 sq ft	706 sq m

Rates

Each floor has a separate assessment. The Valuation Office website shows the 2010 List Rateable Values as ground floor £26,750, first floor £27,000 and second floor £23,750.

Rent

£9.50 per sq ft for a new FRI lease from the freeholder.

Viewing

Strictly by appointment with the joint agents:



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Subject to Contract