

MEASUREMENT HOUSE

NEWBURY BUSINESS PARK
LONDON ROAD, NEWBURY, RG14 2PZ



Freehold office building
available with the benefit
of **vacant possession**



EXECUTIVE SUMMARY

- Situated on **Newbury Business Park**, an established business location which has recently experienced a **diversification of uses**.
- Newbury is an **affluent, well-situated** West Berkshire town, located approximately **20 miles west of Reading**.
- **Self-contained headquarters office** building arranged over ground and one upper floor.
- Extends to approximately **26,388 sq ft (NIA)** and recently benefited from **internal refurbishment**.
- The property is significantly **future-proofed** with an **EPC rating of B (45)**.
- **87** car parking spaces (1,303 sq ft).
- Benefit of **vacant possession** allowing for **immediate occupation, refurbishment or exploration of alternative uses** (subject to planning)
- The site extends to **1.57 acres**.
- **Freehold**



LOCATION & CONNECTIVITY

Newbury Business Park is the town's premier business address, just a short walk from the town centre and Newbury Station.

By road, the park is visible from the A4 London Road and just 4 miles south of the M4 motorway (Junction 13).



TRAVEL BY ROAD

Destination	Miles	Mins
Town Centre	1	5
M4 (Junction 13)	4	7
Basingstoke	17	29
Reading	16	32
Oxford	27	37
M25 (Junction 15)	43	45

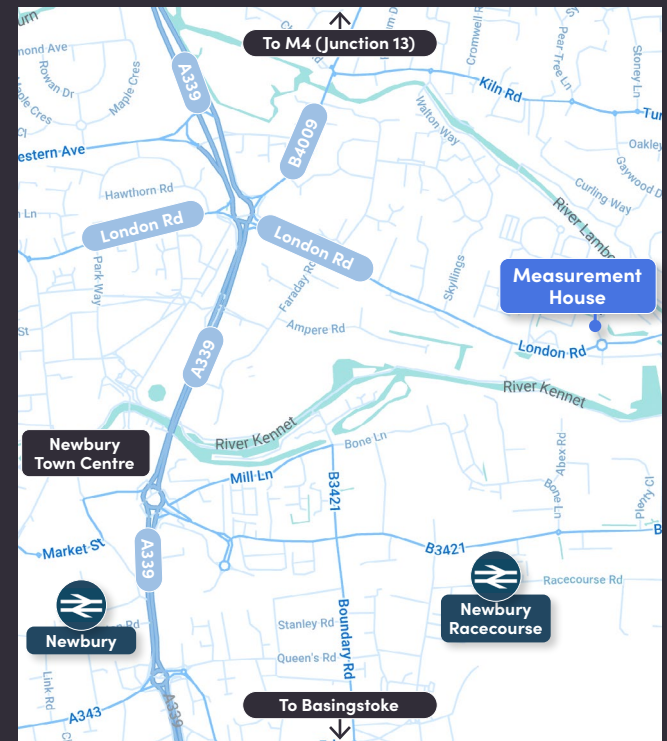


TRAVEL BY RAIL

Destination	Mins
Reading	14
London Paddington	40
Oxford	44
Basingstoke	45

PROPOSAL

Offers invited in excess of **£3,000,000** which reflects a low capital value of only **£114 per sq ft** subject to contract and exclusive of VAT.









THE PROPERTY

Measurement House is a self-contained headquarters office building arranged over ground and one upper floor totalling approximately 26,388sq ft (NIA).

Both floors are of a near uniform rectangular shape with the core positioned directly off the double height reception.

The building was extensively refurbished in 2012 with the additional benefit of an internal cosmetic refurbishment which completed in 2020. The existing fit out provides a mix of open-plan office space, meeting/training rooms, breakout and collaboration space.

THE SPECIFICATION INCLUDES:

-  Suspended ceilings
-  VRV air conditioning
-  Male, female and disabled WCs on each floor
-  Kitchen and breakout facilities on each floor
-  Shower facilities on each floor
-  Double-height reception
-  1x 13 person lift
-  87 parking spaces providing a parking ratio of 1:303 sq ft

ACCOMMODATION

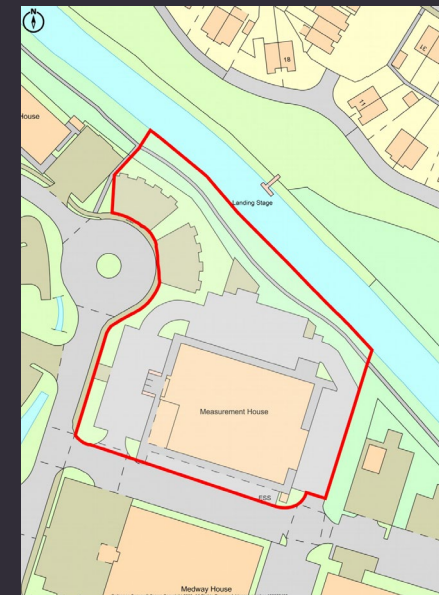
The property has been professionally measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following areas:

Floor	Sq Ft	Sq M
First	12,909	1,199
Ground	12,257	1,139
Reception	1,222	114
Total	26,388	2,452

*IPMS 3 areas are also available upon request.

TENURE

The property is held freehold, the site extending to approximately 1.57 acres (0.64 hectares).

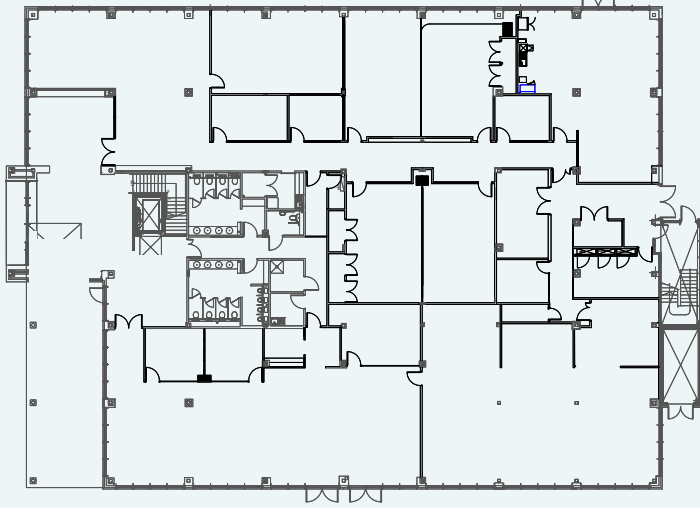


Not to scale.
For illustrative purposes only

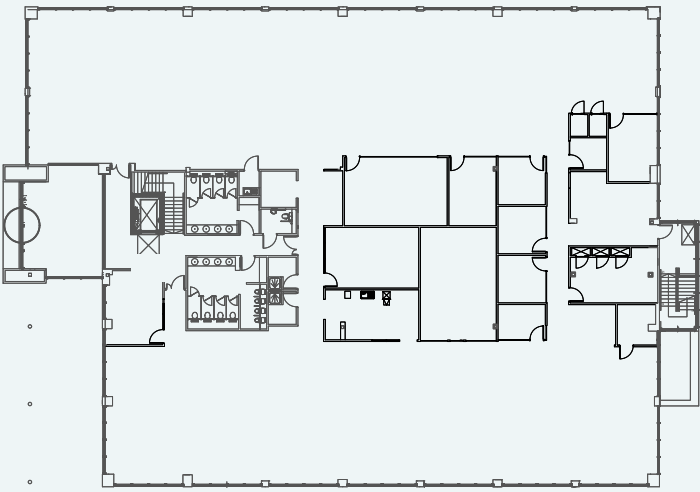


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



*floor plans show existing fit out, all demountable partitioning



ESTATE CHARGE

The apportioned estate charge for the current budget year is £24,100.36 per annum, equating to £0.90 per sq ft.

ALTERNATIVE USE POTENTIAL

Newbury Business Park is the town's premier business address. However, several buildings on the park have more recently been converted to provide residential accommodation. Measurement House provides an excellent opportunity to explore alternative uses (subject to planning).

EPC

The property has an EPC rating of B (45)

VAT

We understand the property is elected for VAT and will be payable on purchase.

PROPOSAL

Offers invited in excess of £3,000,000 which reflects a low capital value of only £114 per sq ft subject to contract and exclusive of VAT.

CONTACT

James Goodwin
james.goodwin@cushwake.com | 07717 654 803

Olivia Hart

olivia.hart@cushwake.com | 07825 861 813

DISCLAIMER: Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Anti Money Laundering: To discharge its legal obligation, including under applicable anti-money laundering regulations, Cushman and Wakefield will require certain information of the successful bidder. In submitting an offer, you agree to provide such information following agreement to the Heads of Terms. August 2023.