

FOR SALE

RICHARDSON
COMMERCIAL

01635 282566

RICHARDSON-COMMERCIAL.CO.UK

Carter Jonas



**2 WEST MILLS
NEWBURY
BERKSHIRE
RG14 5HG**

**Detached office building with
dedicated car park in a quiet location
close to all local amenities**

- 7,086 sq ft/657.99 sq m
- Dedicated car park for 20 cars
- Potential for alternative uses, subject to planning

LOCATION

Newbury is an attractive market town which serves as the principal commercial and retail centre for West Berkshire. The town benefits from good road communications, with the A34 Newbury bypass located approximately one mile to the west of the centre, providing access northwards to Oxford and southwards to the M3 motorway (Junction 9). The town lies approximately four miles south of the M4 motorway (Junction 13), which is accessible via the A34. Newbury railway station is located close to the town centre on the Reading–Taunton line, offering direct services to London Paddington and the West Country.

The subject property is situated just off the main town centre in a quiet and attractive neighbourhood to the rear of St Nicholas Church and in close proximity to the River Kennet.

DESCRIPTION

The property comprises a modern detached office building arranged over ground, first and second floors.

It is situated within its own self-contained site with dedicated car park.

Currently occupied by a legal practice, who have favoured individual offices, the building can be returned to open plan by a purchaser.

Features include: -

- Passenger Lift
- W/C and kitchen facilities to each floor
- Heating and cooling system
- Currently partitioned to provide a mixture of both individual and open plan offices together with meeting rooms.
- Dedicated car parking for 20 cars.

We consider that the property could be suitable for alternative uses, subject to planning consent.

RATABLE VALUE

Rateable Value - £110,000

Interested parties should clarify these figures by contacting the rating department at Newbury Town Council.

ACCOMMODATION

The property provides the following approximate net internal floor areas, arranged over the three floors.

	sq ft	sq m
Second	1,827	169.7
First	2,661	247.2
Ground	2,598	241.3
Total	7,086	658.2

PRICE

Price on application.

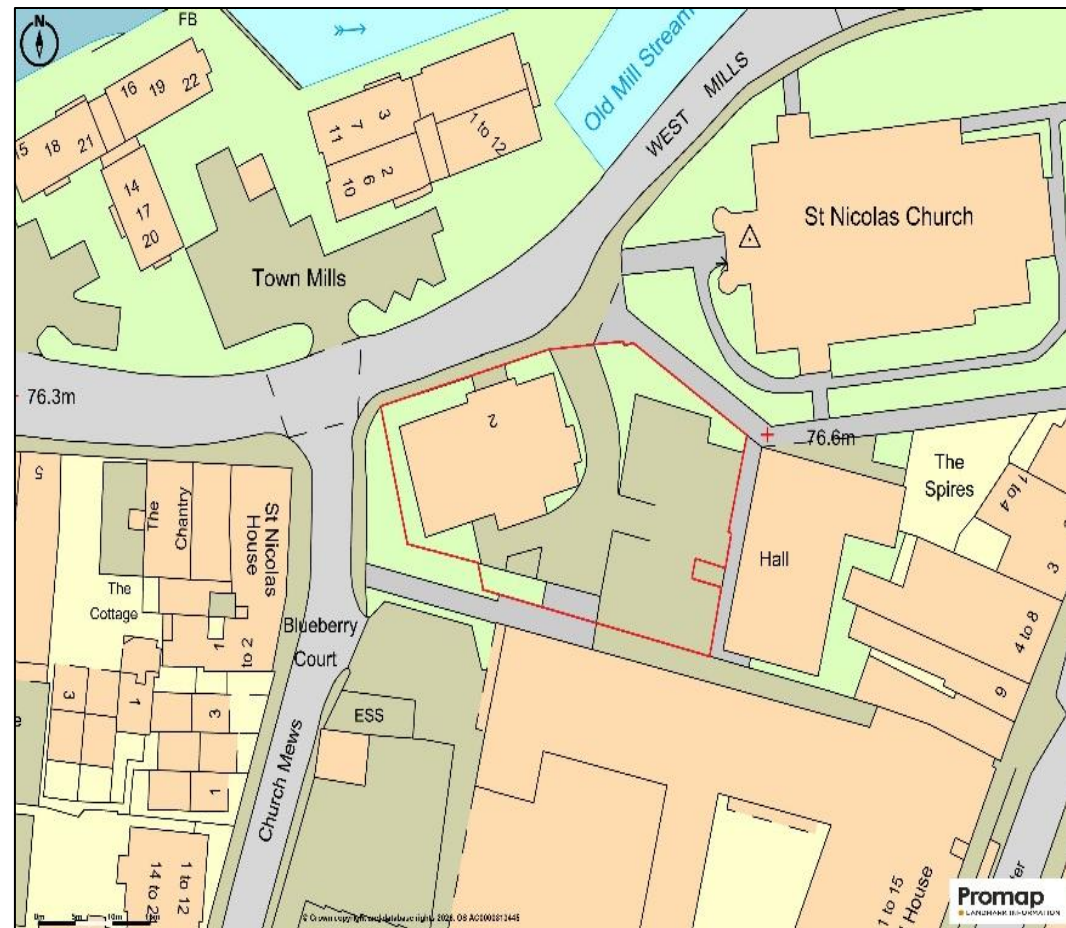
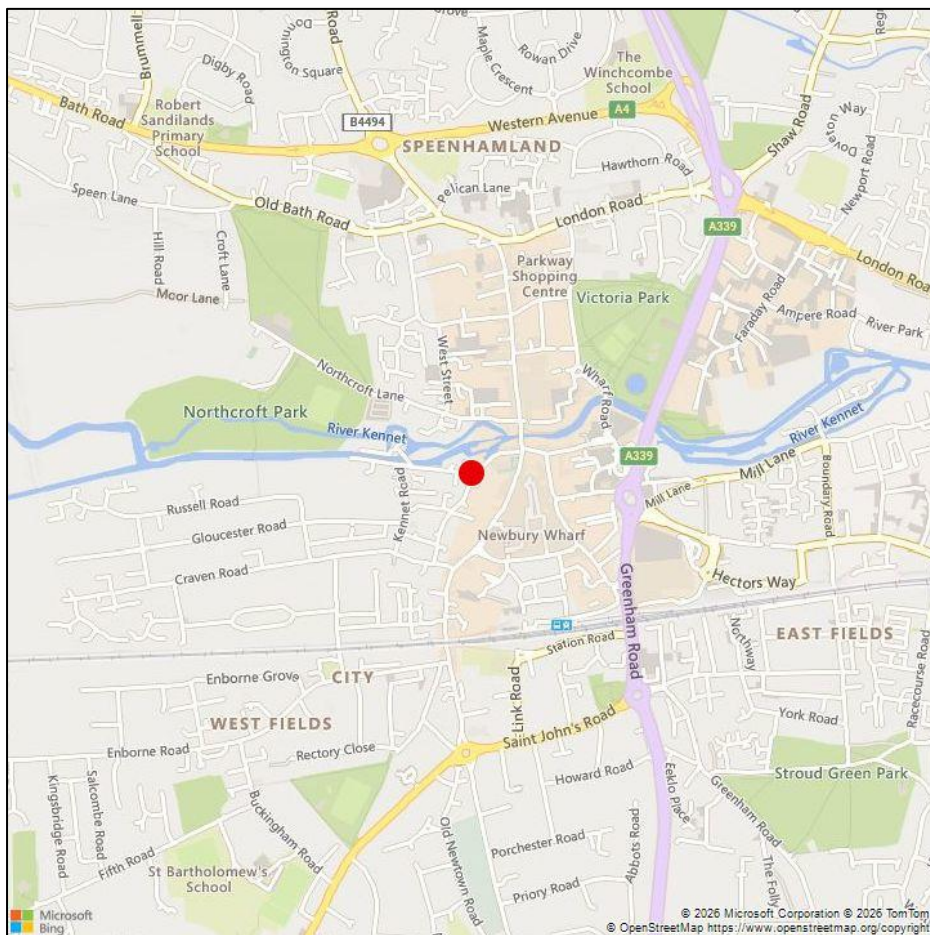
TENURE

The property is available freehold.

VAT

We are advised that VAT will be applicable to the sale.





Approximate demise for guidance only

Viewing by appointment through the joint sole agents, contact:

Jon Silversides
jon.silversides@carterjonas.co.uk

Tel: 07720 537141
 Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Elliot Lusby-Park
Elliot.lusbypark@carterjonas.co.uk

Tel: 07920 456225

Paul Richardson
paul@richardson-commercial.co.uk

Mob: 07958 539450/01635 282566

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

