

# FOR SALE

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COMMERCIAL

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## 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
- 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.
- Car parking for 20 cars (noting 7 of these are for use 8.30AM to 6.30 PM, Monday to Friday, used outside these hours by the adjoining community centre).

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.

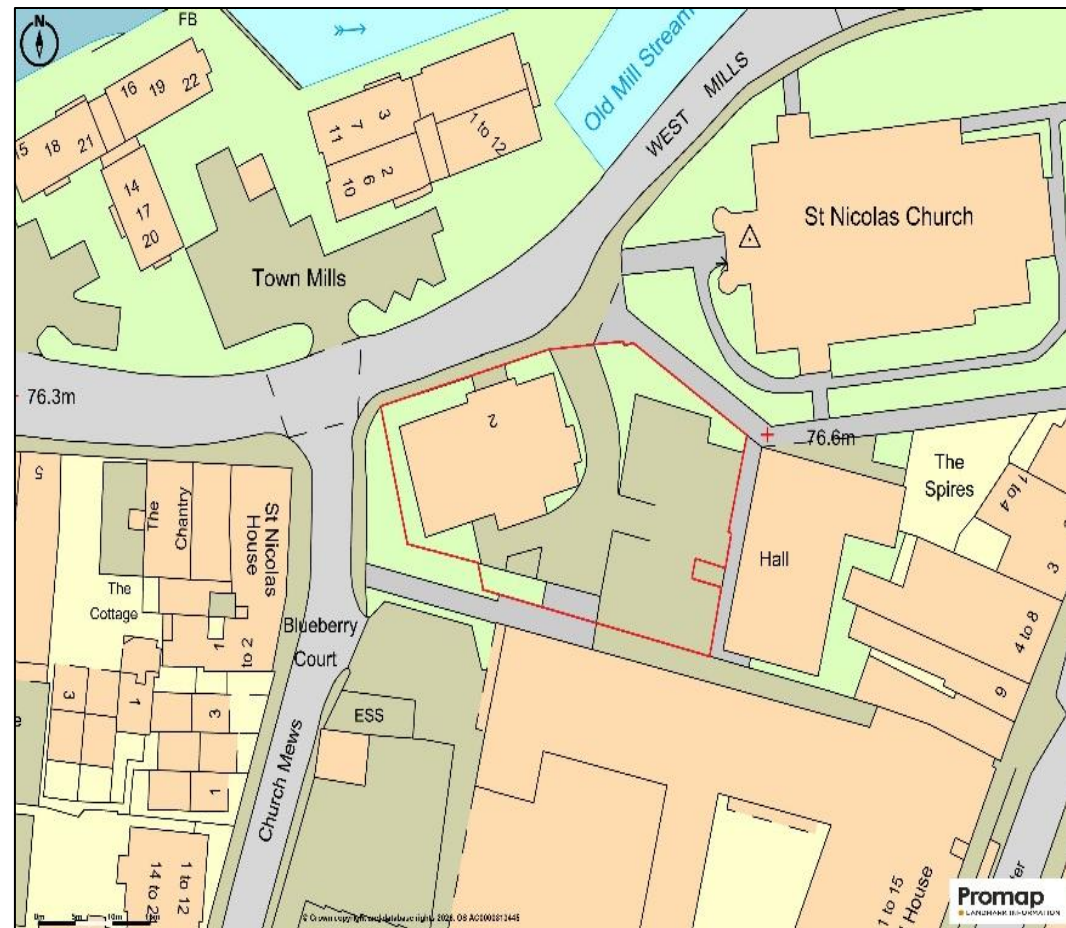
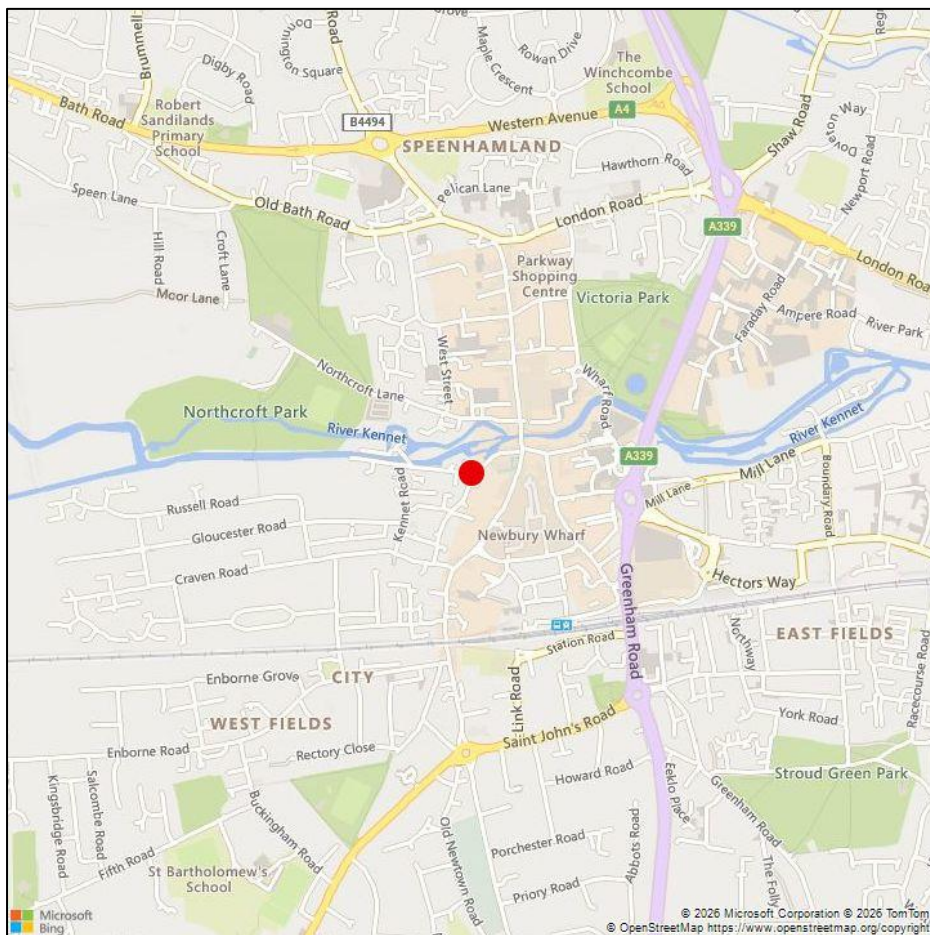
## TENURE

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:

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