



Chartered Surveyors &
Commercial Property Consultants

FULLY REFURBISHED / OFFICE/BUSINESS UNITS
FOR SALE

**FREEMANTLE HOUSE, 26, 27 & 28, KINGSCLERE
PARK, KINGSCLERE, HAMPSHIRE, RG20 4SW**

2,389 - 7,167 SQ FT (221.94 - 665.81 SQ M)



ESTABLISHED BUSINESS PARK

AVAILABLE AS A WHOLE OR SEPARATE UNITS

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

Kingsclere Park situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Residents of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

DESCRIPTION

The properties were originally built in the 1980's. The properties are currently the subject of a comprehensive modernisation and refurbishment program which will mean they will be ideal for owner-occupation or investment.

The modernisation / refurbishment works will include the following-

- * LED Lights
- * New ceilings
- * Complete redecoration
- * New WC facilities
- * New electrics
- * New air conditioning
- * 8 Parking spaces per unit

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Number 26 | 221.94 | 2,389 |
| Number 27 | 221.94 | 2,389 |
| Number 28 | 221.94 | 2,389 |
| Total | 665.82 | 7,167 |

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RATING ASSESSMENT

Rateable Value £tba

Rates Payable £tba

SERVICE CHARGE

The annual charge for each year is approx. £2,000 plus VAT

ENERGY PERFORMANCE CERTIFICATE

New EPC's will be carried out post works. The aim will be to achieve a D rating.

PROPOSAL

The properties are available to purchase on 999 year ground leases, approximately 965 years to run.

Following refurbishment the properties are available as individual units or as a whole. The guide price is £175,000 per unit. The units can be purchased in their pre-refurbished state for £150,000 each.

VAT is applicable

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

July 2018

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