



Chartered Surveyors &  
Commercial Property Consultants

## MODERN BARN CONVERTED OFFICES

# TO LET

**7-8 LOWER WOODSPEEN COURT, WOODSPEEN  
NEWBURY, WEST BERKSHIRE, RG20 8BL**

**757 SQ FT (70.33 SQ M)**



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**

The property is situated on Lambourn Road, Newbury. The property is approx 2 miles from Newbury Town Centre set within an exclusive courtyard development.

## **DESCRIPTION**

The office is set within a self-contained barn converted property arranged over ground and first floors.

The suite available is part ground floor with the space including carpets to the floors, painted walls, plaster to the ceiling with LED lighting. Further amenities include air conditioning, data cabling, desks (if required), trunking, various storage cupboards, door entry system and use of shared facilities to include kitchen and WC.

The offices will include four parking spaces.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>70.33</b>	<b>757</b>

## **RATING ASSESSMENT**

Rateable Value £Inc

Rates Payable £Inc

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 73.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £11,500 per annum exclusive. VAT is not applicable.

The offices are run to include all bills. The bills for the year are £9,000 per annum (£750 per month). This covers all costs. The total inclusive cost is £20,500 per annum.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## VIEWING

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October 2025



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