



Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE OFFICES

TO LET

**THE OLD BREWERY, THE BROADWAY, NEWBURY
WEST BERKSHIRE, RG14 1AU**

439 TO 2,541 SQ FT



OPEN PLAN OFFICE SUITES

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 Old Brewery is located in the centre of Newbury just off The Broadway at the northern end of the town centre. This is an established and sort after office location as it provides excellent access to the town centre commercial facilities and is also very easy to access via the A4, A34 and M4 with junction 13 just 4 miles to the north.

DESCRIPTION

The property was formally a Victorian Brewery which has been comprehensively refurbished by the current owner who has retained many of the original architectural and structural features.

The property is a grade 2 listed building and provides a unique high-quality working environment which cleverly blends the old features with up-to-date facilities such as air-conditioning and full access raised floors.

There are 4 suites available to let either individually or by combinations ranging from 439 sq. ft. up to 2,541 sq. ft.

Amenities Include

- * Air conditioning
- * Full access raised floors
- * Exposed timber beams
- * Suspended ceiling with recessed LED lighting
- * Male, female, and disabled WC's
- * Fire alarm
- * Fitted window blinds
- * Carpeting throughout
- * Double glazed windows
- * Communal tea point on ground floor
- * There are no parking spaces provided with this building

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor		
Room 1	40.78	439
Room 2	71.91	774
First Floor		
Room 3	57.13	615
Room 4	66.24	713

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RATING ASSESSMENT

Suite 1 (GF RHS)
Rateable Value £7,200
Rates Payable £3,592.80

Suite 2 (GF LHS)
Rateable Value £11,250
Rates Payable £5,613.75

Suite 3 (FF LHS)
Rateable Value £8,600
Rates Payable £4,291.40

Suite 4 (FF RHS)
Rateable Value £10,000
Rates Payable £4,990

For those that qualify for small business rates relief, no rates will be payable.

SERVICE CHARGE

A small service charge will be payable in respect of maintenance of common areas to include the cleaning of the toilets, kitchen, and staircase together with fire alarm servicing and other minor costs. Full details are to be provided in due course

PROPOSAL

The offices are available to let on new internal repairing and insuring leases the length of which are open to negotiation. The quoting rents are as follow: -

Suite 1 - £7,000 per annum

Suite 2 - £12,500 per annum

Suite 3 - £9,850 per annum

Suite 4 - £11,500 per annum

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own costs.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C with a score of 73.

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VIEWING

For further information please contact our sole agents.

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February 2026

Plan – Not to Scale



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