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Newbury Business Park
RG14 2PZ





The Sector is a cluster of five office buildings prominently situated in the popular and well established Newbury Business Park.



New building
completion
Q2-2017

4 {the sector}

TENANTS

From 6,500 sq ft

flexible space

to 28,222 sq ft



exposed. services

provides the latest specification



SUMMARY SPECIFICATION

- Feature reception
- Contemporary exposed services
- Raised access floors
- VRF air conditioning
- LG7 compliant LED pendant lighting
- New 10 person passenger lift
- Male and female WCs on each floor
- DDA compliant shower room on each floor
- Occupancy density 1.8 sq m
- Targeting EPC rating B
- 89 car parking spaces (1:305 sq ft)

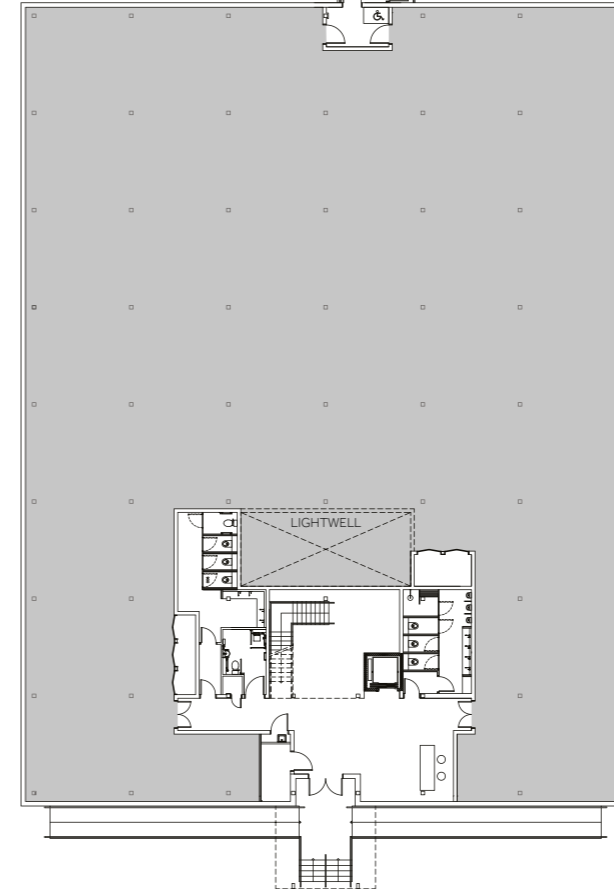
ACCOMMODATION

(Net Internal area)

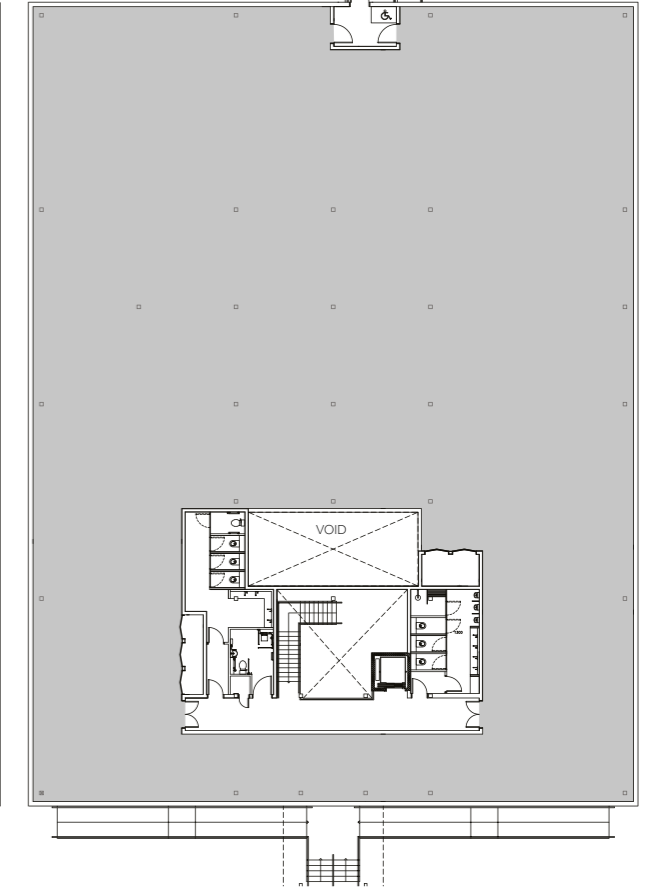
	sq ft	sq m
First floor	13,584	1,262
Ground floor	13,584	1,262
Reception	1,054	98
Total	28,222	2,622

Car parking spaces 89

Ground floor



First floor



Flexible and
efficient
 floor plates



Parking and access

- 89 car spaces (? disability spaces)
- ?? covered secure cycle spaces
- ? electrical car charging facilities

Mechanical services

- VRF heating and cooling system
- Internal design conditions: 23°C (summer) 20°C (winter)
- Heating and comfort cooling metered by demise (two per floor)
- Fresh air and extract air provided at a flow rate of 12 l/s per person at an occupation density of 1 person /8m² from landlord's air handling plant
- Plant space and riser space to permit tenant to increase density to one workstation per 5m²
- Building energy management system (BEMS)

Lift

- 10 person passenger lift

Electrical services

- LG7 compliant LED pendant lighting (400 lux target)
- Digital lighting control system including daylight dimming to perimeter fittings and presence detectors
- Central building management system (BMS) including daylight saving detection
- Small power provided for one workstation per 8 sq m
- Busbar in the floor void, and tap-off units and floor boxes or grommets by tenant

Service head and distribution sized to permit tenant to increase density to one workstation per 5m².

Telephone and data

- External plant space for tenant plant for comms room on roof

WCs and showers

- Male and female WCs on each floor
- WC provision based on an occupancy of 1 person per 10m² (60% male, 60% female) as specified by the BCA
- Male and female changing rooms
- DDA compliant shower room on each floor

Floors and ceilings

- Fully accessible raised floors
- Exposed services
- Average 3.1m floor to ceiling height

Energy saving features include

- Target EPC rating B
- High daylight factors will reduce artificial lighting
- Improved air tightness to reduce air and heat leakage

- ? electrical car charging points
- Cycle racks

Fire

- A fire alarm system to be installed in accordance with Local Authority requirements and in accordance with L3 requirements, manual systems with break glass points, smoke detectors, sounders, for an open plan office

89 car spaces

parking
1:305 sq ft
ratio

4 [the sector]



Newbury's

prime
business

sector



The Park is home to world class occupiers...

In the Sector



On Newbury Business Park



...and there are even more close by



A thriving
**business.
community**
awaits – be a part of it

Within walking distance



Newbury Manor Hotel and River Bar & Restaurant



B&Q

{the sector}

Bar & Restaurants

Retail

Leisure / Gym

Hotel



The Narrow Boat



Nuffield Health

Within 1 mile



Parkway Shopping Centre



Bill's Restaurant



Strada Italian Restaurant



Kennet Shopping Centre



Travelodge Hotel



Anytime Fitness Centre



Northcroft Leisure Centre



Costa Coffee



Toby Carvery

Within 2 miles



The Woodspeen Restaurant



Donnington Valley Hotel



Lock, Stock & Barrel Pub / Restaurant

Within 5 miles



The Yew Tree Inn



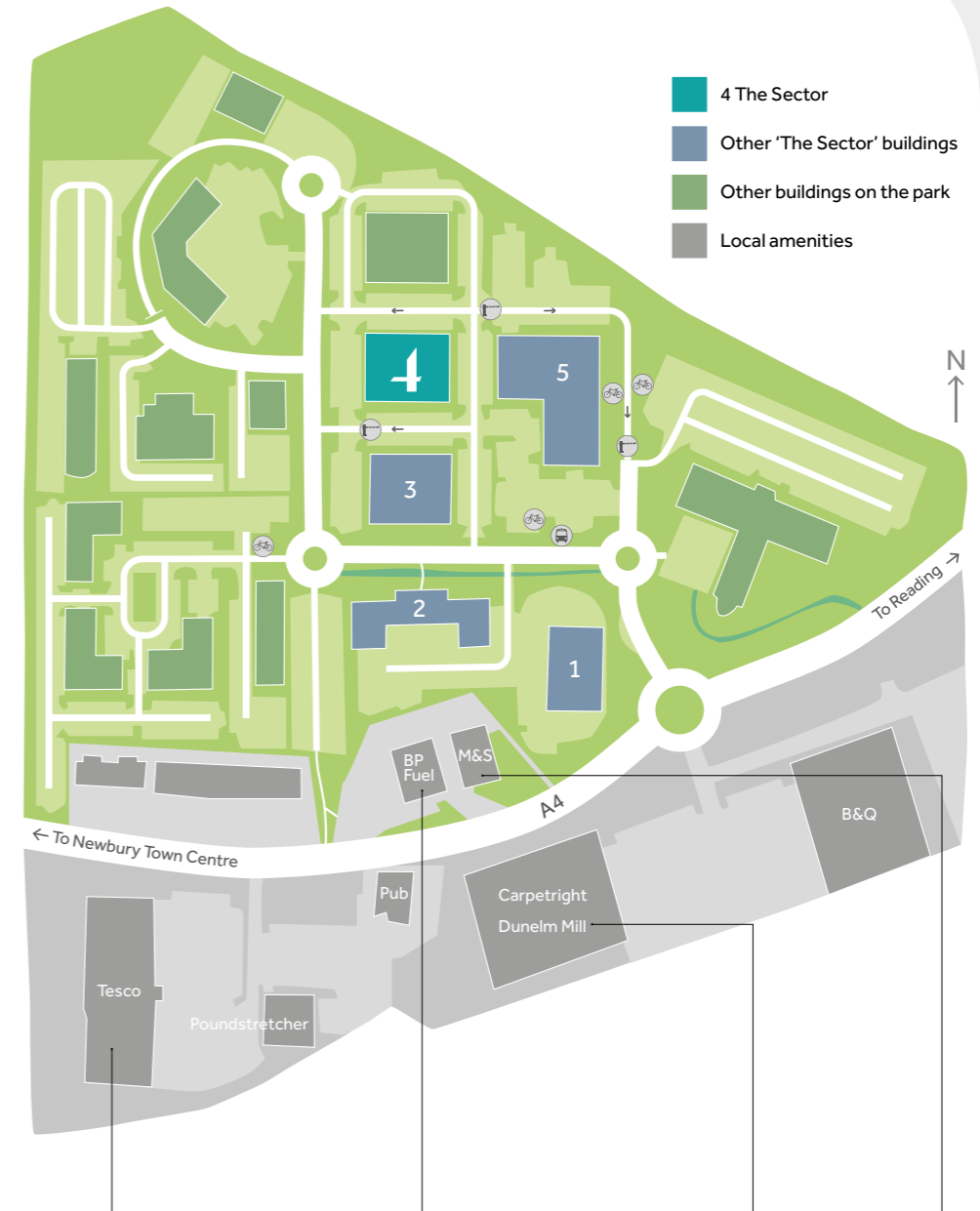
The Crab & Boar Country Pub



The Vineyard Hotel & Restaurant



The Red House Bar & Restaurant



new burry!



4 {the sector}

Parkway – 300,000 sq ft of retail, restaurants and accommodation

Excellent sporting facilities including the highly regarded racecourse

Thriving leisure, arts and cultural hub

Part of an area of outstanding natural beauty

DEBENHAMS

FATFACE
UNITED KINGDOM

H&M

HOTEL
Chocolat.

John Lewis at home

L'OCCITANE
EN PROVENCE

M&S
EST. 1884

極度乾燥(しなさい)
Superdry.

TONI&GUY™



Corn Exchange Theatre, Cinema and Arts Centre



Parkway Shopping Centre



Newbury Racecourse



Coffee#1



Crab & Boar Country Pub

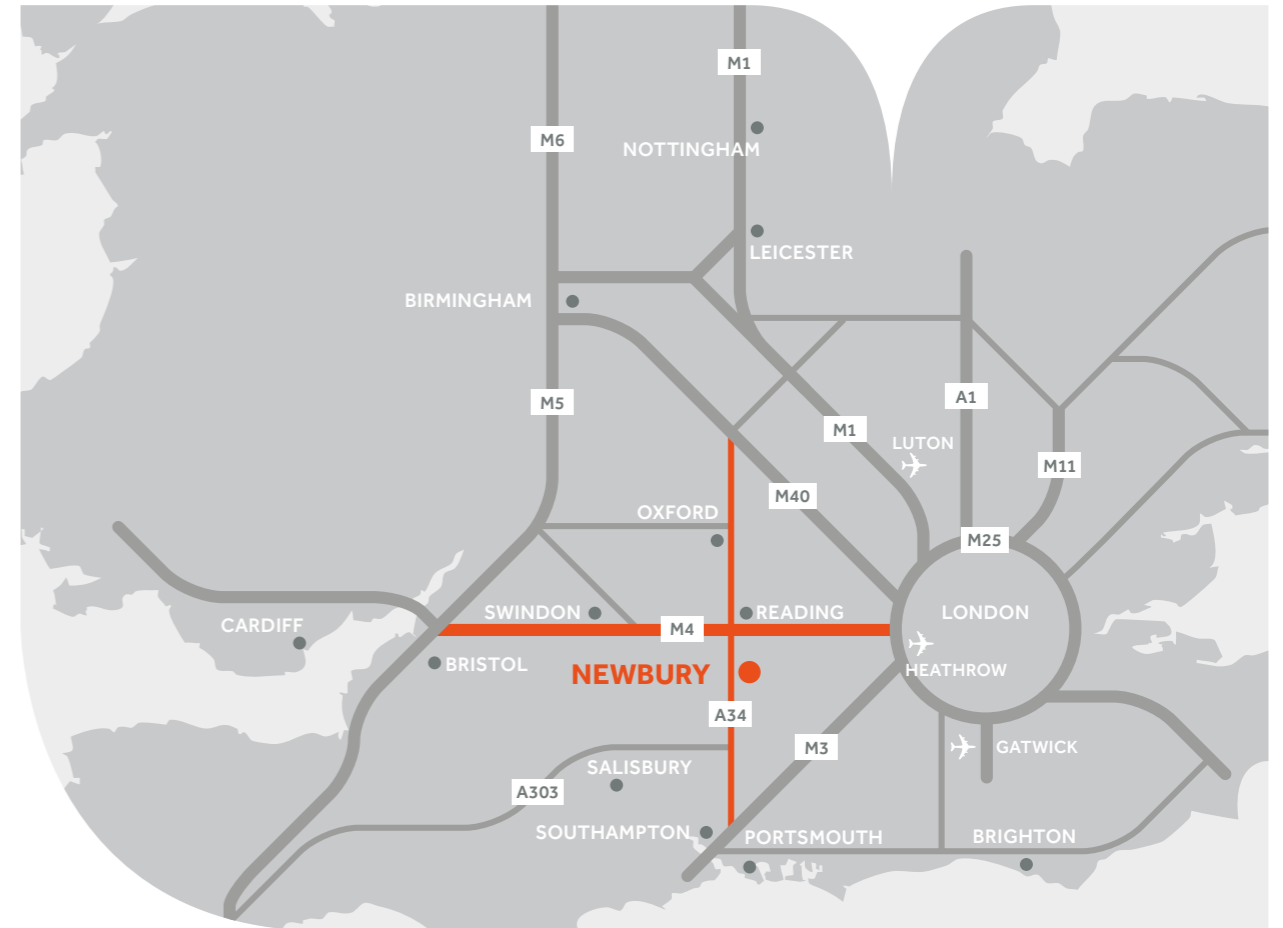


Nuffield Health Fitness & Wellbeing Gym



Donnington Valley Hotel, Spa and Golf Club

A great
place to live
and work



Post Code: RG14 2PZ

Train travel times from Newbury Station

Destination	mins
Reading	14
London Paddington	51
Oxford	47
Basingstoke	55
Swindon	79

Source: thetrainline.com



Drive distances from Newbury Business Park

Destination	miles
Newbury Town Centre	1.4
M4 Junction 13	4
Basingstoke	18
Reading	16
Swindon	26
Oxford	28
Heathrow	47
Central London	62

Source: AA Route Planner

Bus service from Newbury Business Park

Newbury Business Park is served well by a regular bus service (4 buses per hour) from the A4, London Road.

Denotes bus stops and route to and from the town centre and Newbury Business Park.



A development by

VENGROVE



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