



Chartered Surveyors &
Commercial Property Consultants

OFFICE / RETAIL / BEAUTY SPACE

TO LET

**1A & 1B WESSEX BUSINESS PARK, BATH ROAD
HALFWAY, NEWBURY, RG20 8NS**

956 TO 2,194 SQ FT (88.81 TO 203.82 SQ M)



AMPLE ON SITE PARKING FOR APPROX 10 CARS

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 located at Halfway on the A4 between Newbury and Kintbury.

DESCRIPTION

Highly prominent offices /retail / beauty space.

The space is all on ground level with small first floor storage area.

The space includes include open plan area to the front with the rear area including 3 separate rooms.

There are WC facilities in each part if the property if split, kitchen at the front with the property benefitting from car parking for approx. 10 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Front Space (1A)	88.81	956
Rear Space (1B)	82.87	892
First Floor Storage (with rear space)	32.14	346
Sub Total	203.82	2,194

RATING ASSESSMENT

1A

Rateable Value £13,000

Rates Payable £6,487 (2026/27)

1B

Rateable Value £11,750

Rates Payable £5,863.25 (2026/27)

SERVICE CHARGE

The service charge for the year to 31/08/2026 is £1,456.75 per annum for 1a and £1,200 per annum for 1b. VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 96.

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PROPOSAL

The property is available as a whole or in two parts. The quoting rent for 1A & 1B is £12,500 per annum exclusive per suite. The quoting rent for the whole is £22,000 per annum exclusive.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

Phone: 01635 551441

Email: shane@quintons.co.uk / tom@quintons.co.uk / tash@quintons.co.uk

February 2026

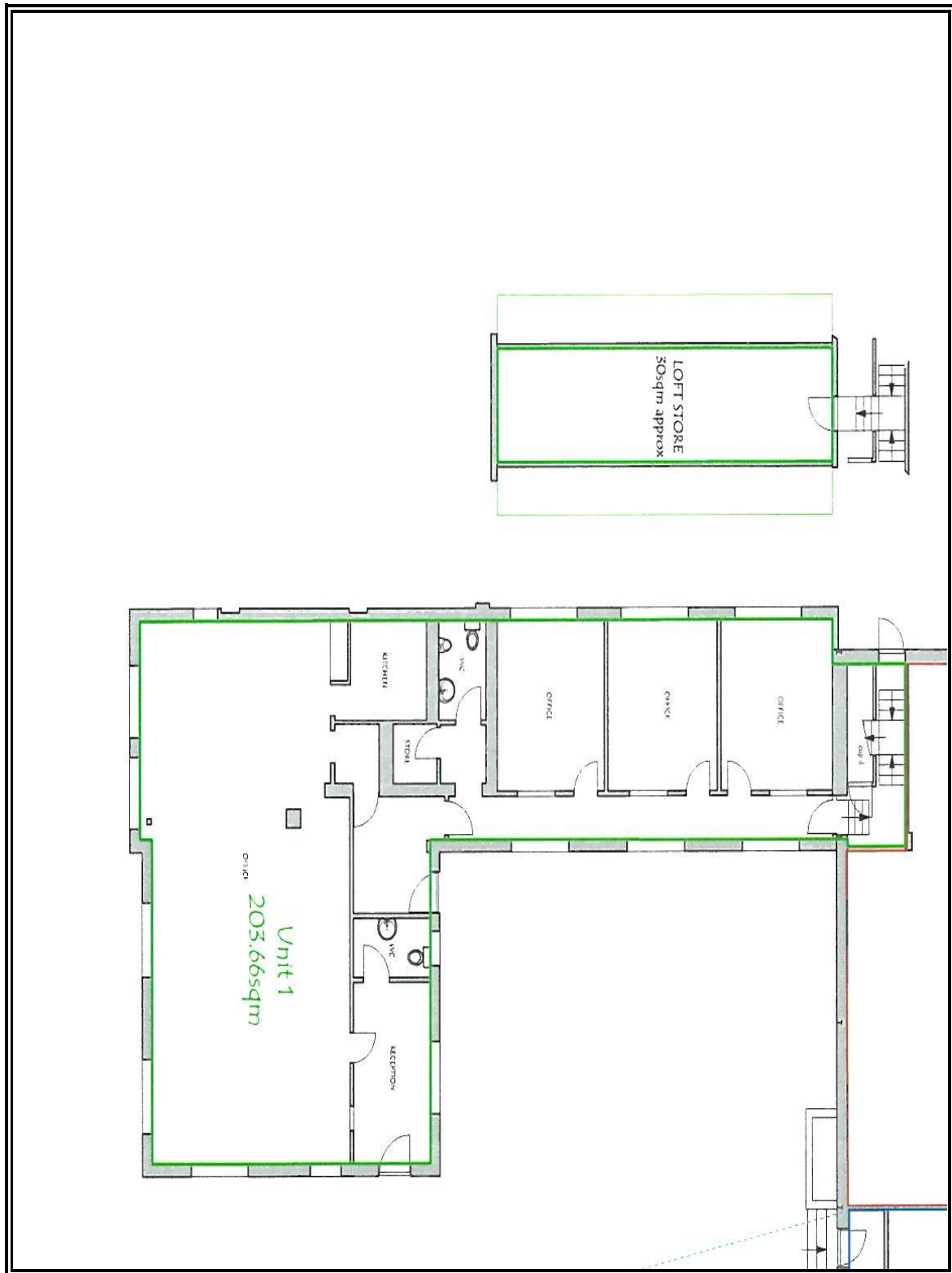


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