

# NEWBURY

Rivergate House, RG14 2QB



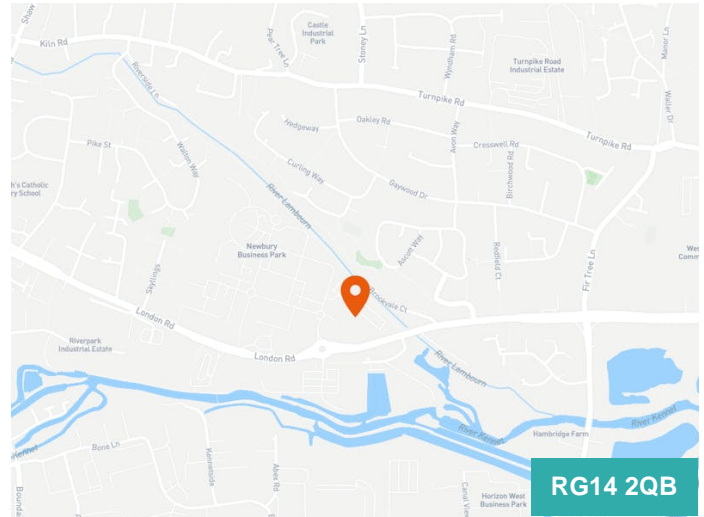
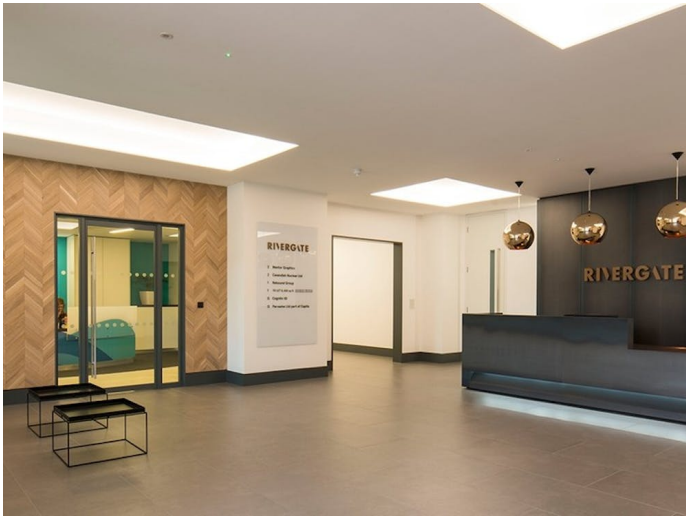
## OFFICE TO LET

**4,972 TO 8,494 SQ FT**

- VAV Air Conditioning
- Suspended ceiling with LED Lighting
- Full access raised floors
- 2.9m floor to ceiling height
- WCs and shower facilities
- Communal breakout and external terrace

**Newly refurbished Grade A Offices to Let.**

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## Summary

<b>Available Size</b>	4,972 to 8,494 sq ft
<b>Rent</b>	£24 per sq ft
<b>Rates Payable</b>	£7.35 per sq ft
<b>Service Charge</b>	£9.38 per sq ft
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part	8,494	789.12	Available
<b>Total</b>	<b>8,494</b>	<b>789.12</b>	

## Description

Rivergate House is prominently located at the entrance of Newbury Business Park and offers outstanding road and rail links. The building benefits from VAV air conditioning, fully accessed raised floors, suspended ceilings with LED lighting with 2.9m floor to ceiling height.

The building also includes breakout and informal meeting space, WC's and shower facilities with excellent parking ratio of 1:250 sq ft and cycle parking.

## Location

Rivergate House in Newbury is ideally situated in a picturesque setting, offering a blend of natural beauty and urban convenience. Nestled along the tranquil banks of the River Kennet, this location provides serene riverside views and easy access to the town's amenities. The heart of Newbury, with its bustling town center, vibrant arts and cultural scene, and a mix of high street retail and unique boutiques, is just a short stroll away. Additionally, Rivergate House is conveniently close to the renowned Newbury Racecourse, making it an excellent spot for both leisure and business.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewings

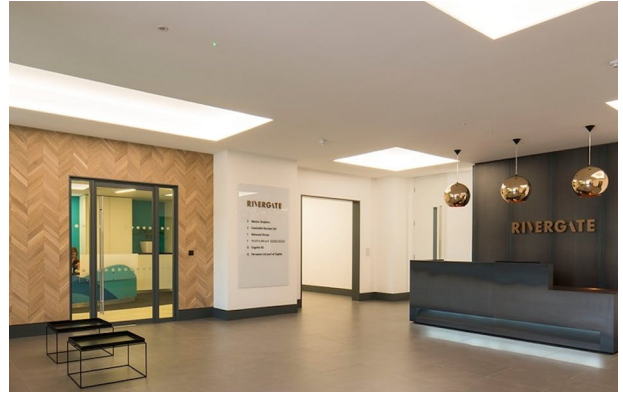
Strictly by appointment only, via sole agents Vail Williams LLP.

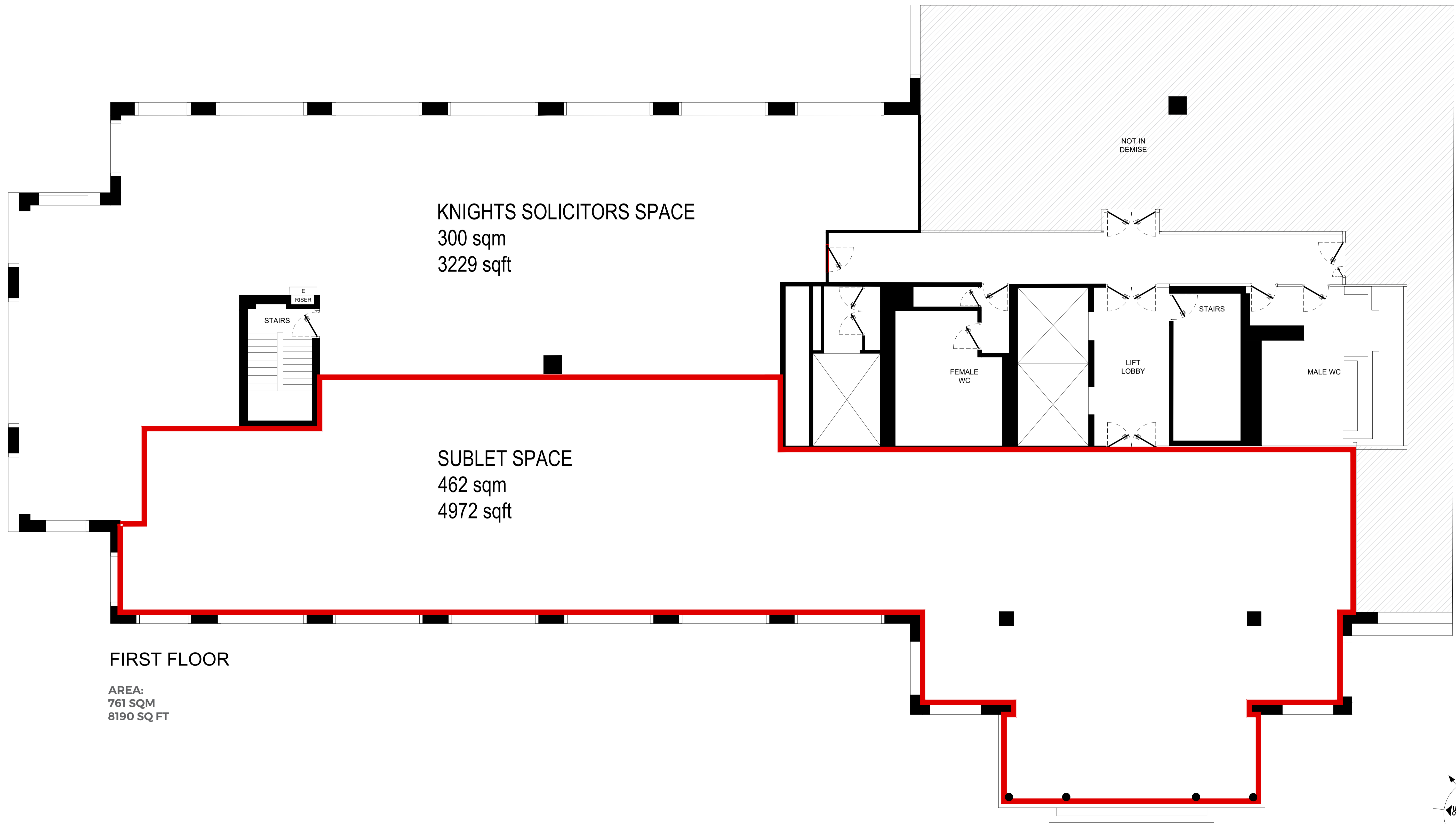


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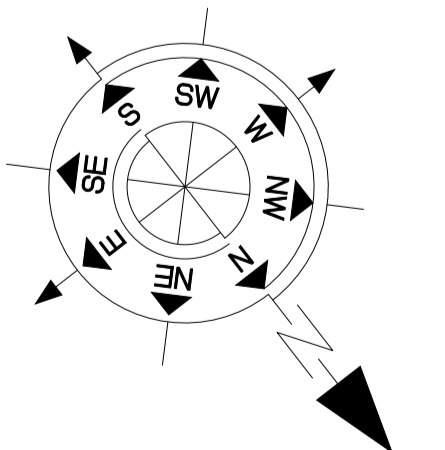
Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 03/07/2024

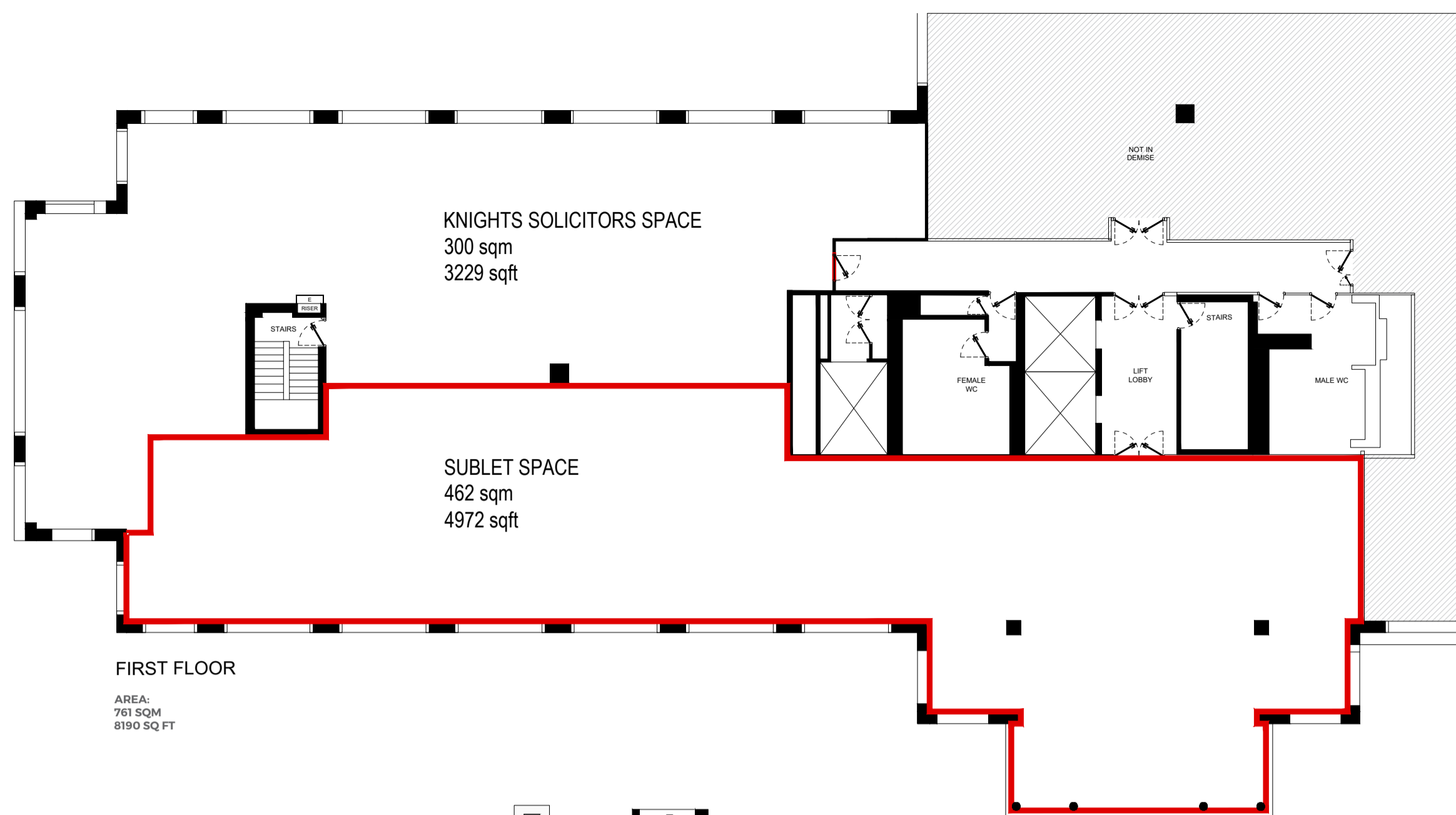




FIRST FLOOR

AREA:  
761 SQM  
8190 SQ FT





**FIRST FLOOR  
SUBLET OFFICE**

**Accommodation Schedule**

- Holding area / soft meeting area - 4 person
- 4 Person meeting room
- 6 Person meeting room
- 14 Person meeting room
- 48 Open plan desks
- 6 Hot desk positions
- 2 Informal soft meeting / work areas
- 2 Quiet rooms
- 1 Print hub
- 1 Breakout area / Lounge
- Area:**  
462 sqm / 4972 sqft

