



OFFICE TO LET

VENTURE WEST

Greenham Business Park, Greenham, Thatcham, RG19
6HN

**CAMPBELL
GORDON.**

Venture West offers small serviced flexible office space from 235 sq ft
on simple licence agreements.

235 TO 3,177 SQ FT (21.83 TO 295.15 SQ M)

Summary

Available Size	235 to 3,177 sq ft
Rent	£22 per sq ft inclusive of service charge, buildings insurance and utilities. Exclusive of business rates, internet and VAT.
Rates Payable	£4.41 per sq ft estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority. Businesses may benefit from small business rates relief subject to meeting qualifying criteria.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

Venture West offers cost-effective office space on an award-winning business park.

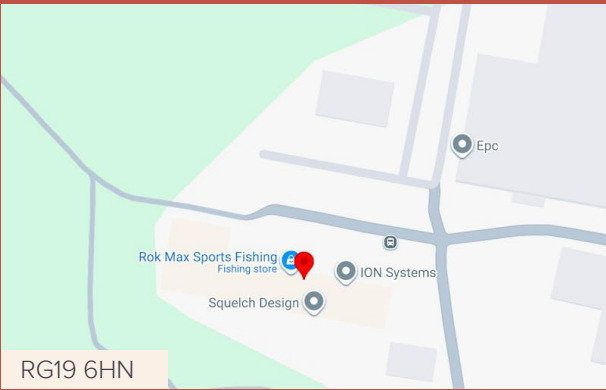
Location

Greenham Business Park is situated on the south side of Newbury on the A339 which connects to Basingstoke to the South-East and Newbury and Junction 13 of the M4 motorway to the north. The Business Park is home to in excess of 100 businesses and presently provides accommodation in excess of 2 million sq ft.

Accommodation

Available suites as follows:

Floor/Unit	Description	sq ft	sq m
1st	Suite 9	432	40.13
1st	Suite 27	284	26.38
1st	Suite 28	362	33.63
1st	Suite 29-32A	527	48.96
1st	Suite 35	652	60.57
1st	Suite 36-37	235	21.83
1st	Suite 43-44	434	40.32
1st	Suite 48	251	23.32
Total		3,177	295.14



Viewing & Further Information



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