



OFFICE TO LET

SUITE 3, BUILDING 37, GREENHAM BUSINESS PARK

Thatcham, Greenham, RG19 6HW

High-quality office building constructed in 2018 located in a semi-rural setting on Greenham Business Park.

1,472 SQ FT (136.75 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	1,472 sq ft
Rent	£18.50 per sq ft exclusive of VAT.
Rates Payable	£5.72 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the local authority.
Rateable Value	£19,500
Service Charge	£4 per sq ft exclusive of VAT.
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
Estate Charge	£1 per sq ft exclusive of VAT.
EPC Rating	B (49)

Description

First floor office suite within high-quality office building located on Greenham Business Park, available by way of assignment for a lease expiring in June 2027.

A new lease for a longer term will be available by way of a separate negotiation direct with the Landlord on terms to be agreed.

Location

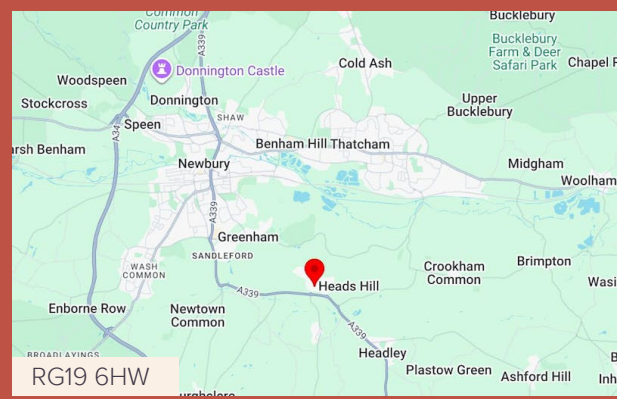
Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north. The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

Located in the heart of the park, The Base is a purpose-built visual arts and craft building housing studio and gallery spaces in addition to the popular Honesty Cafe.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Tenure	Rent	Fitout Concept
Suite - Suite 3	Office	1,472	136.75	To Let	£18.50 /sq ft exclusive of VAT.	CAT B
Total		1,472	136.75			



Viewing & Further Information



Rob Marson
0118 959 7555 | 0777 846 7781
rob@campbellgordon.co.uk



George Twelves
0118 959 7555 | 07570 616 009
george@campbellgordon.co.uk

Paul Richardson (Richardson Commercial)
07958 539450

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/06/2026