



OFFICE TO LET

SUITE 3, BUILDING 37, GREENHAM

BUSINESS PARK

37 Greenham Business Park, Greenham, Thatcha
RG19 6HW

**CAMPBELL
GORDON.**

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

Summary

Available Size	1,472 sq ft
Rent	£18 per sq ft exclusive of VAT.
Rates Payable	£4.83 per sq ft Estimated for year ending 31 March 2026. However, applicants must rely on their own enquiries with the local authority.
Rateable Value	£14,250
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.

Location

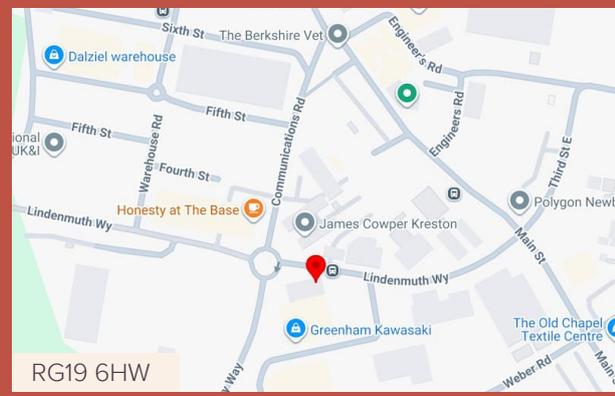
Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north. The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway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



Lewis Holmes
07767 204 895
lewis@campbellgordon.co.uk

Paul Richardson (Richardson Commercial)
07958 539450

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