

3 {the sector}

thesector-newbury.co.uk

Newbury Business Park
RG14 2PZ



3 {the sector}

The Sector is a cluster of five office buildings prominently situated in the popular and well established Newbury Business Park.



New building
completing
Q1 2017

3 {the
sector}

From 6,851 sq ft

**flexible
space**
to 28,761 sq ft

3 {the
sector}

First and only
**exposed.
services**
workplace in Newbury

SUMMARY SPECIFICATION

- Feature reception
- Contemporary exposed services
- Raised access floors
- VRF air conditioning
- LG7 compliant LED pendant lighting
- New 10 person passenger lift
- Male and female WCs on each floor
- DDA compliant shower room on each floor
- Occupancy density 1:8 sq m
- Targeting EPC rating B
- 98 car parking spaces (1:285 sq ft)

ACCOMMODATION

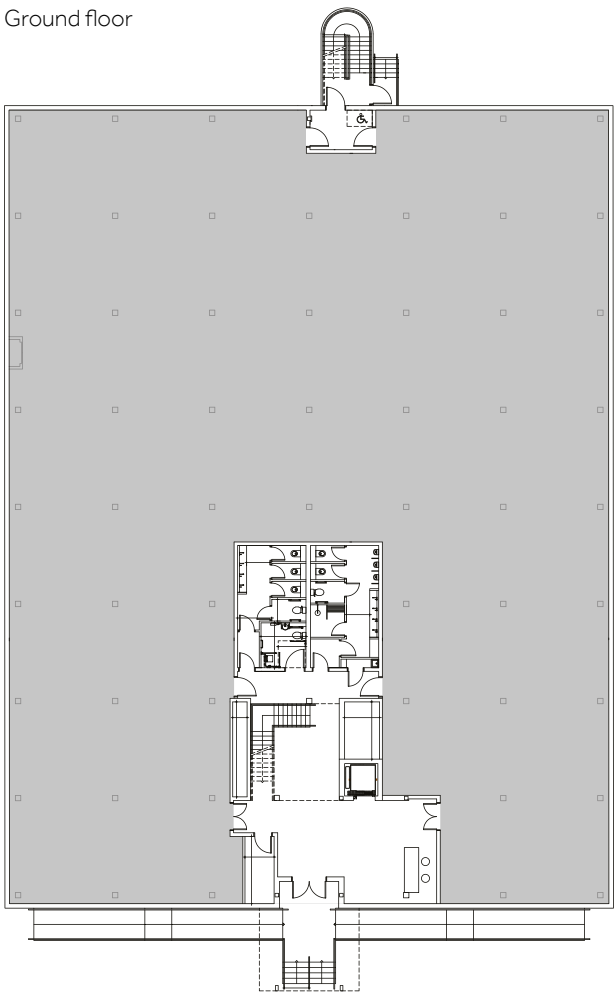
(Net Internal area)

	sq ft	sq m
First floor	14,198	1,319
Ground floor	13,702	1,273
Reception	861	80
Total	28,761	2,672

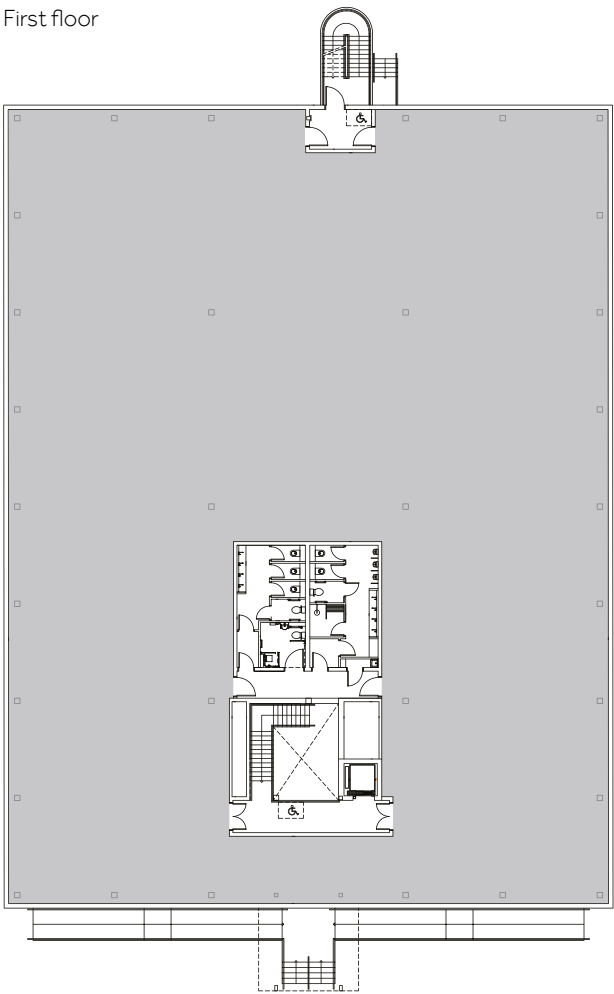
Car parking spaces 98

Additional 28,000 sq ft at 4 The Sector coming soon.

Ground floor



First floor



Flexible and
efficient
floor plates



Parking and access

- 98 car spaces (4 disability spaces)
- 32 covered secure cycle spaces
- 3 electrical car charging facilities

Mechanical services

- VRF heating and cooling system
- Internal design conditions: 23°C (summer) 20°C (winter)
- Heating and comfort cooling metered by demise (two per floor)
- Fresh air and extract air provided at a flow rate of 12 l/s per person at an occupation density of 1 person /8m² from landlord's air handling plant
- Plant space and riser space to permit tenant to increase density to one workstation per 5m²
- Building energy management system (BEMS)

Lift

- 10 person passenger lift

Electrical services

- LG7 compliant LED pendant lighting (400 lux target)
- Digital lighting control system including daylight dimming to perimeter fittings and presence detectors
- Central building management system (BMS) including daylight saving detection
- Small power provided for one workstation per 8 sq m
- Busbar in the floor void, and tap-off units and floor boxes or grommets by tenant

Service head and distribution sized to permit tenant to increase density to one workstation per 5m².

Telephone and data

- External plant space for tenant plant for comms room on roof

WCs and showers

- Male and female WCs on each floor
- WC provision based on an occupancy of 1 person per 10m² (60% male, 60% female) as specified by the BCA
- Male and female changing rooms
- DDA compliant shower room on each floor

Floors and ceilings

- Fully accessible raised floors
- Exposed services
- Average 3.1m floor to ceiling height

Energy saving features include

- Target EPC rating B
- High daylight factors will reduce artificial lighting
- Improved air tightness to reduce air and heat leakage

- 3 electrical car charging points
- Cycle racks

Fire

- A fire alarm system to be installed in accordance with Local Authority requirements and in accordance with L3 requirements, manual systems with break glass points, smoke detectors, sounders, for an open plan office

98 car spaces
parking
 1:285 sq ft
ratio

3 [the sector]



Newbury's
**prime
business**
sector

3 {the sector}

The Park is home to world class occupiers...

In the Sector



Canon



VI.VI



CELFOCUS

On Newbury Business Park



NHS



cognito iQ



...and there are even more close by



KUEHNE+NAGEL



A thriving
**business.
community.**
awaits – be a part of it

Within walking distance



Newbury Manor Hotel and River Bar & Restaurant



B&Q

{the sector}

Bar & Restaurants

Retail

Leisure / Gym

Hotel



The Narrow Boat



Nuffield Health

Within 1 mile



Parkway Shopping Centre



Bill's Restaurant



Strada Italian Restaurant



Kennet Shopping Centre



Travelodge Hotel



Anytime Fitness Centre



Northcroft Leisure Centre



Costa Coffee



Toby Carvery

Within 2 miles



The Woodspeen Restaurant



Donnington Valley Hotel



Lock, Stock & Barrel Pub / Restaurant

Within 5 miles



The Yew Tree Inn



The Crab & Boar Country Pub



The Vineyard Hotel & Restaurant



The Red House Bar & Restaurant



newbury

Parkway – 300,000 sq ft of retail, restaurants and accommodation

Excellent sporting facilities including the highly regarded racecourse

Thriving leisure, arts and cultural hub

Part of an area of outstanding natural beauty

DEBENHAMS

FATFACE
UNITED KINGDOM

H&M

HOTEL
Chocolat.

John Lewis at home

L'OCCITANE
EN PROVENCE

M&S
EST. 1884

極度乾燥(しなさい)
Superdry.

TONI&GUY™



Corn Exchange Theatre, Cinema and Arts Centre



Parkway Shopping Centre



Newbury Racecourse



Coffee#1



Crab & Boar Country Pub



Nuffield Health Fitness & Wellbeing Gym



Donnington Valley Hotel, Spa and Golf Club

A great
place to live
and work



Post Code: RG14 2PZ

Train travel times from Newbury Station

Destination	mins
Reading	14
London Paddington	51
Oxford	47
Basingstoke	55
Swindon	79

Source: thetrainline.com



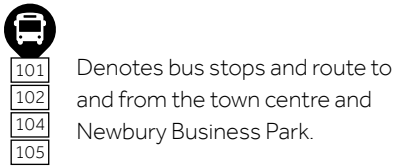
Drive distances from Newbury Business Park

Destination	miles
Newbury Town Centre	1.4
M4 Junction 13	4
Basingstoke	18
Reading	16
Swindon	26
Oxford	28
Heathrow	47
Central London	62

Source: AA Route Planner

Bus service from Newbury Business Park

Newbury Business Park is served well by a regular bus service (4 buses per hour) from the A4, London Road.





A development by

VENGROVE



Richard Harding

richardharding@brayfoxsmith.com

Sim Khatkar

simkhatkar@brayfoxsmith.com



Richard Deal

richard@dealvarney.co.uk



Guy Parkes

gparkes@ra-re.co.uk

Jonathan Mannings

jmannings@ra-re.co.uk

thesector-newbury.co.uk

Misrepresentation Act: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. May 2016



**{the
sector}**

thesector-newbury.co.uk