

PART  
FIRST FLOOR  
LET  
& PART GROUND FLOOR  
UNDER OFFER



# ASTOR HOUSE

Newbury Business Park / London Road / Newbury / Berkshire RG14 2PZ



Astor House is a self contained two storey office property which has benefitted from a comprehensive refurbishment programme to provide accommodation which can be let in various combinations.

The specification includes:

- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Suspended ceilings
- Category II lighting
- Passenger lift
- Male and female WCs on each floor
- 70 car parking spaces - car parking ratio of 1:260 sq ft (net)



**1,300** sq ft (**120** sq m) to  
**18,384** sq ft (**1,708** sq m)



[www.newburybusinesspark.co.uk](http://www.newburybusinesspark.co.uk)



GROUND FLOOR

Approximate areas given for demonstration purposes only. The colour shading shows how the space can be divided.

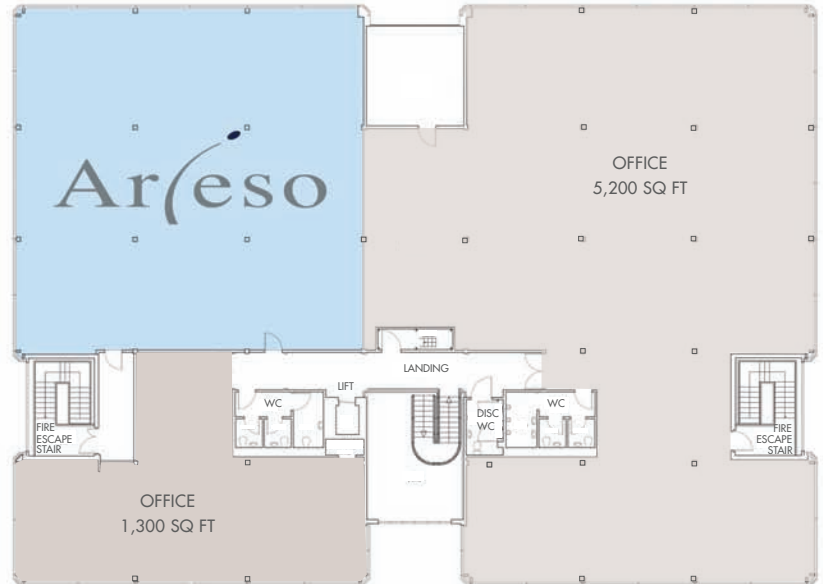
### SCHEDULE OF AVAILABILITY

SUITE	SQ FT	SQ M
Ground Floor South Wing	5,000	645
First Floor Part North Wing	1,300	121
First Floor South Wing	5,200	483
<b>TOTAL</b>	<b>11,500</b>	<b>1,069</b>

### LETTING TERMS

- Rent:** from £12.00 per sq ft + VAT
- Service Charge:** from £5.50 per sq ft + VAT
- Business Rates:** Approximately £4.00 per sq ft (net) is charged but this is from a single assessment of Astor House so may vary as the building is divided/reassessed (2010-2011 figures). We recommend tenants make enquiries to West Berkshire District Council to verify the correct Rates for the property.

For further information, or to arrange an inspection, please contact:



FIRST FLOOR



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