



OXFORD SQUARE

ST ANTHONY'S HOUSE
& ST ANNE'S HOUSE

OXFORD SQUARE
NEWBURY RG14 1JQ



COMPREHENSIVELY REFURBISHED OFFICES.
THE MOST DESIRABLE ADDRESS IN NEWBURY.

**2,094–4,355 SQ FT (194–405 SQ M)
TO LET**



OXFORD SQUARE IS A MODERN TOWN CENTRE OFFICE DEVELOPMENT WITH SECURE ON-SITE PARKING

The buildings overlook an attractive landscaped courtyard and water fountain.

Two suites in the development have been comprehensively refurbished by the landlord and are available for occupation.



**SUPERB
TOWN CENTRE
LOCATION**

**SECURE
ENCLOSED
PRIVATE CAR
PARKING**

**HIGH QUALITY
REFURBISHED
SPACE**

**MOST
ATTRACTIVE
OFFICES IN
NEWBURY**





HIGH QUALITY REFURBISHED OFFICE SPACE SITUATED ON THE FIRST FLOOR OF ST ANTHONY'S HOUSE (2,261 SQ FT) AND THIRD FLOOR OF ST ANNE'S HOUSE (2,094 SQ FT) – TOTAL OF 4,355 SQ FT

SPECIFICATION

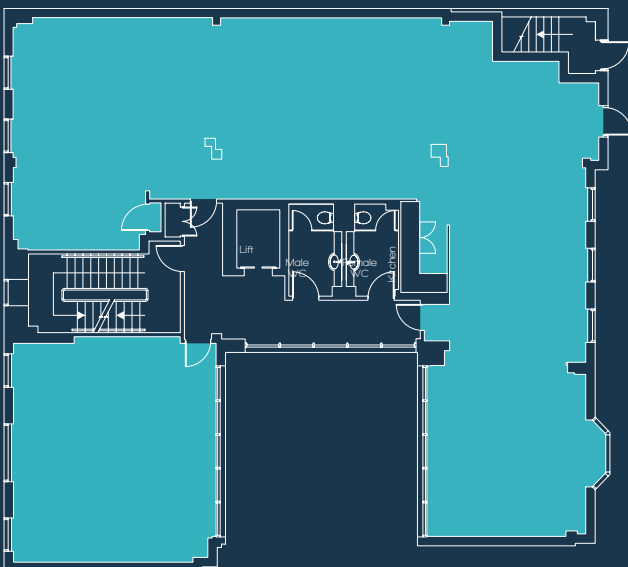
- Suspended ceiling with LED lighting
- Refurbished male and female WCs
- Fully controllable air-conditioning
- Full access rased floor
- New high quality carpets
- Passenger lift
- Refurbished communal reception lobby
- Secure electronic door entry system

ACCOMMODATION

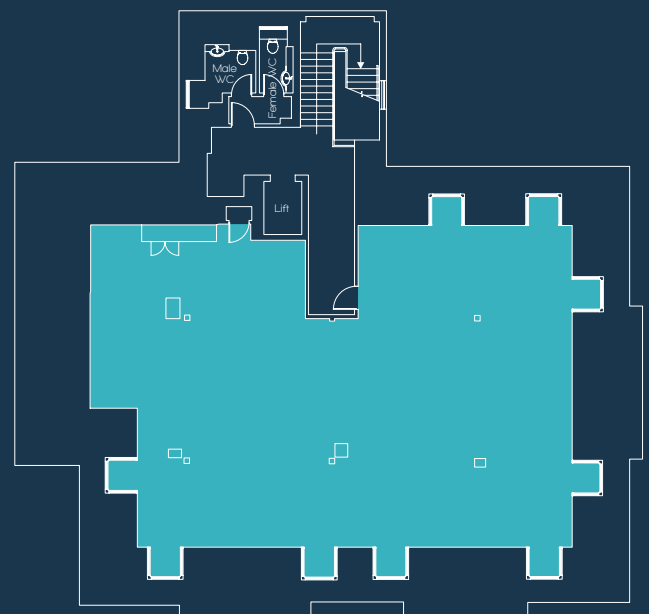
St Anne's Third Floor	2,094 sq ft	194 sq m
St Anthony's First Floor	2,261 sq ft	210 sq m

PARKING

St Anne's	7 spaces
St Anthony's	8 spaces



St Anthony's House First Floor
2,261 sq ft



St Anne's House Third Floor
2,094 sq ft



OXFORD SQUARE

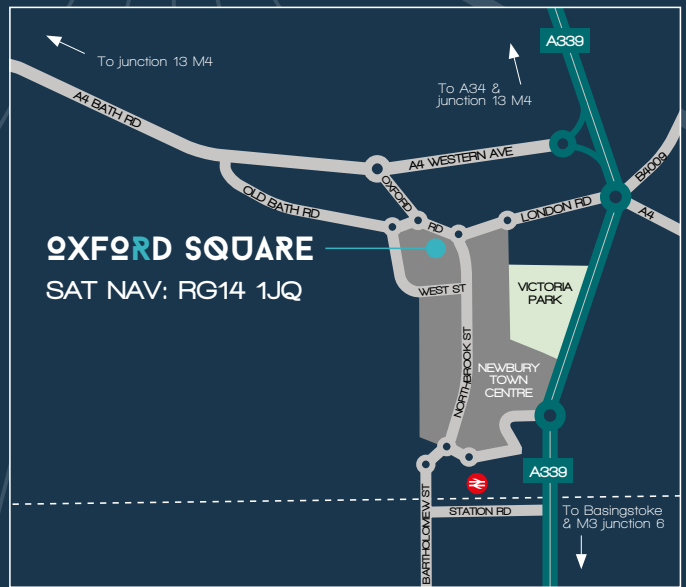
ST ANTHONY'S HOUSE
& ST ANNE'S HOUSE

OXFORD SQUARE
NEWBURY RG14 1JQ

LOCATION

Oxford Square is located in the heart of Newbury at the northern end of the main retail area. This is a prime office location and provides immediate pedestrian access to all town centre retail and banking facilities in addition to quick and easy vehicular access to the main arterial roads, with junction 13 of the M4 motorway some 4 miles to the north.

Secure enclosed private car parking



TERMS

New effectively full repairing and insuring leases are available direct from the landlord for a term by agreement.

RENTS

On application.

EPC

St Anthony's House – D97.
St Anne's House – D91.

RATES

St Anthony's House (third floor) rates payable £10,500 (2019/20).

St Anne's House (first floor) rates payable £8,592 (2019/20).

VIEWING

For more information please contact the sole letting agents:



Jon Varney
01635 550211
jon@dealvarney.co.uk

Deal Varney on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Deal Varney has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. June 2019.