

# UNIQUE SELF CONTAINED RIVERSIDE OFFICES

21,331 sq ft

140 CAR SPACES

SITE AREA OF 1.9 ACRES



KILN HOUSE, KILN ROAD, NEWBURY, RG14 2NU

FOR SALE / TO LET





## LOCATION

Kiln House is located approximately 1.5 miles to the northeast of Newbury town centre in a predominantly rural suburb of the town known as Shaw. It is also just 1 mile from the main Robin Hood Roundabout which forms the junction with the A4 and A339 and junction 13 of the M4 motorway is approximately 4 miles to the north.

The property is accessed from Kiln Road by its own private tree lined approach. The River Lambourn runs along the southern boundary of the property and private residential housing adjoins the east and west boundaries.

## DESCRIPTION

The property is built on an L-shaped site and comprises a primarily single storey and part two storey office building with car parking provided either side of the driveway and along the southern boundary.

Internally the layout of the property provides a reception area, which is open plan with a seating/waiting area to the left and visitor/guest toilets on the right hand side. The staircase leading up from the reception provides access to the first floor offices arranged to provide various meeting rooms together with a large circular conference room overlooking the River Lambourn at the far end. There are male and female WCs and a shower on this floor.

The staircase down from reception provides access to the main ground floor offices and welfare facilities. The main office area is predominantly open plan with numerous partitioned offices and meeting rooms along one side. In addition there are kitchen facilities, breakout areas and male and female WCs.

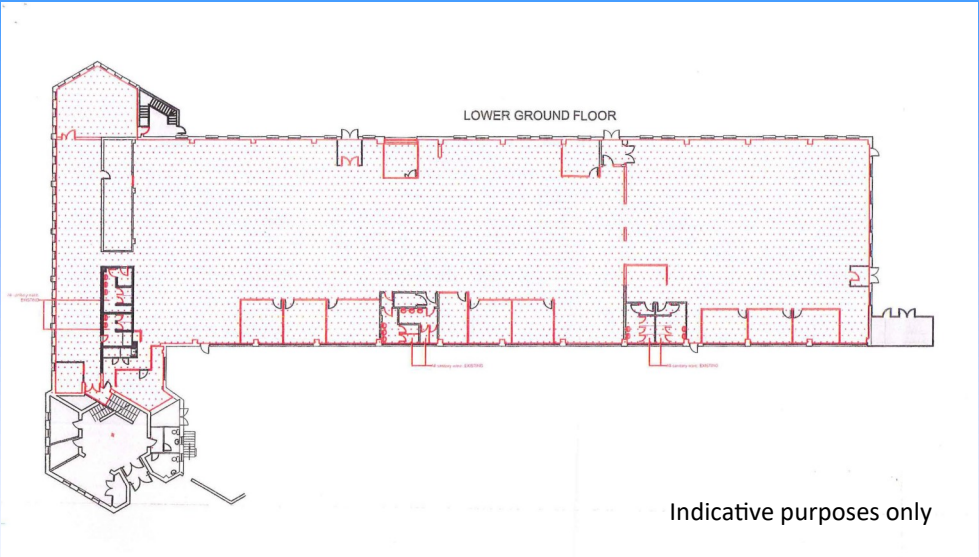
## AMENITIES

- Fully air-conditioned offices with fresh-air circulation to the main ground floor office area
- In floor trunking for data and power to the main ground floor office area
- Suspended ceiling with LG7 lighting to the main office area
- LED lighting in various places throughout the building
- Fibre broadband connection
- Male & female WCs on each floor and off reception
- Shower facility on first floor
- Large staff kitchen/breakout area on ground floor
- Tea point on first floor



**ACCOMMODATION**

Floor	Floor Area Sq Ft	Floor Area Sq M
Reception	790	73.4
Ground floor office	17,873	1,660.5
First floor office/ meeting rooms	2,668	247.9
<b>Total</b>	<b>21,331</b>	<b>1,981.8</b>



**PARKING**

Parking is provided for up to 140 vehicles on site.

**PLANNING**

The property dates back to the mid-1960s when it comprised a single storey light industrial building. It was extended in the 1970s with the addition of the two storey office building and reception.

A Certificate of Lawfulness for the existing use as offices was granted in 1998.

Preliminary discussions with West Berkshire District Council have indicated that the property would be considered as a site for residential purposes and, subject to planning, these might include private housing, care home, sheltered housing etc. All interested parties should make their own enquiries with West Berkshire District Council to obtain further details.





## TERMS

The property is offered for sale or to let.

## LEASE

A new full repairing and insuring lease is available for a term to be agreed.

## RENT

£300,000 plus VAT, per annum, exclusive of all other outgoings.

## SALE

The property is available for sale freehold with vacant possession.

## PRICE

Offers are invited in excess of £3.5 million, plus VAT.

## RATES (2021/2022)

Rateable Value: £130,000

Rates Payable: £66,560

We strongly recommend that all interested parties make further enquiries with West Berkshire District Council rates department to ensure that this information is correct.

## EPC

E-106.

## VIEWING

Strictly by prior appointment with the sole agent Deal Varney.

Details prepared Feb 2022

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