



OXFORD SQUARE

ST ANTHONY'S HOUSE
& ST ANNE'S HOUSE

OXFORD SQUARE
NEWBURY RG14 1JQ



COMPREHENSIVELY REFURBISHED OFFICES.
THE MOST DESIRABLE ADDRESS IN NEWBURY.

**2,094–6,616 SQ FT (194–615 SQ M)
TO LET**



**SUPERB
TOWN CENTRE
LOCATION**

**SECURE
ENCLOSED
PRIVATE CAR
PARKING**

**HIGH QUALITY
REFURBISHED
SPACE**

**MOST
ATTRACTIVE
OFFICES IN
NEWBURY**



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.

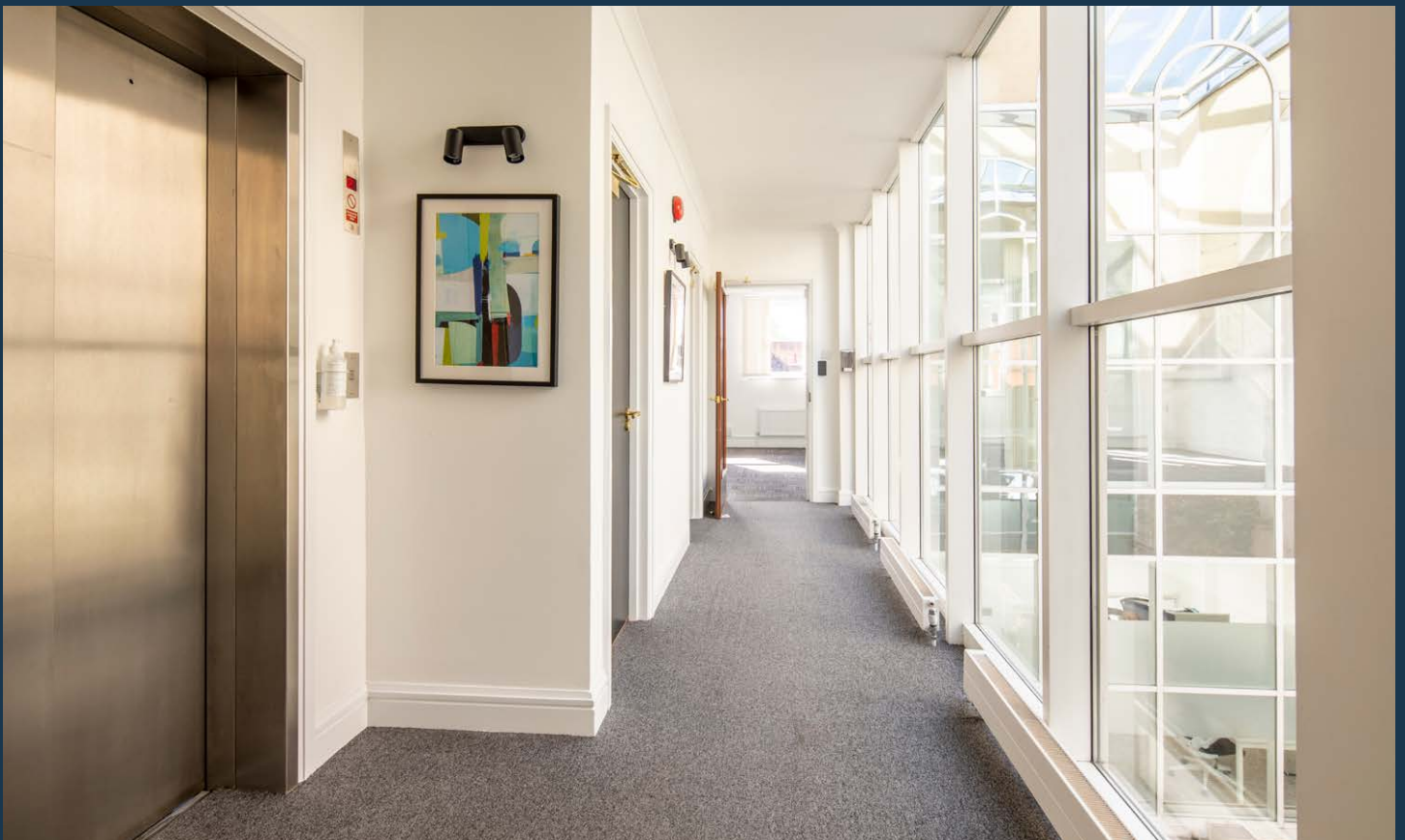
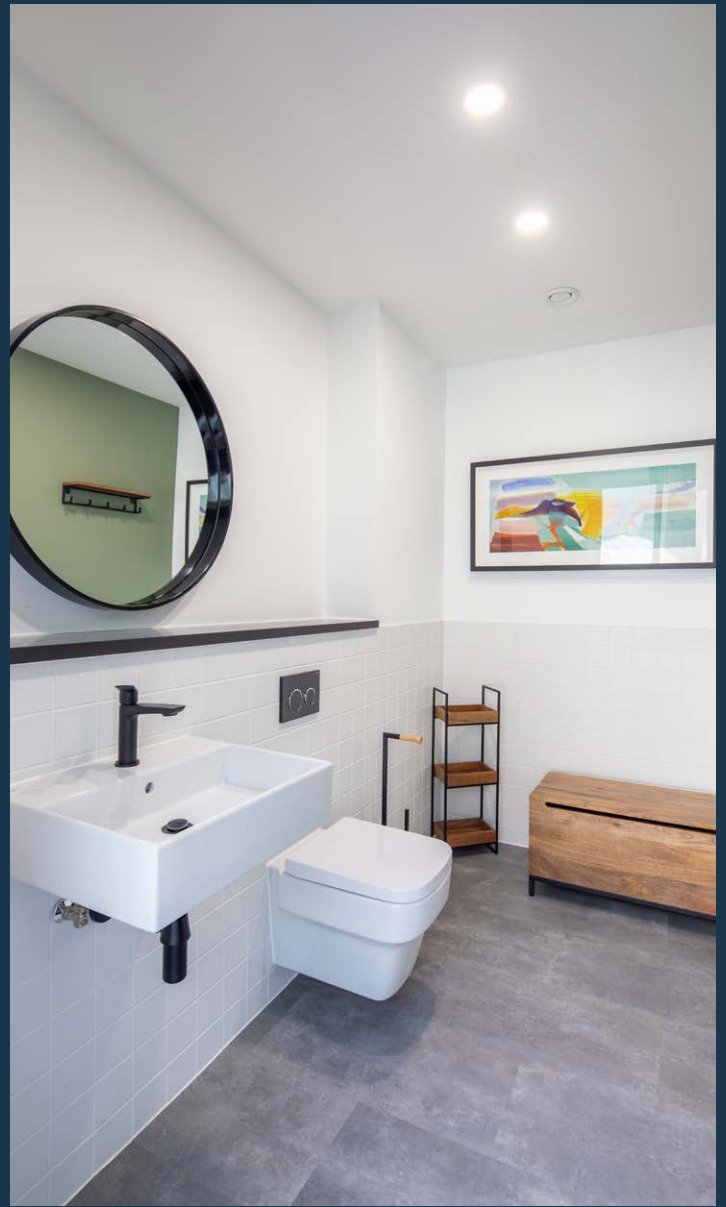


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SPECIFICATION

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





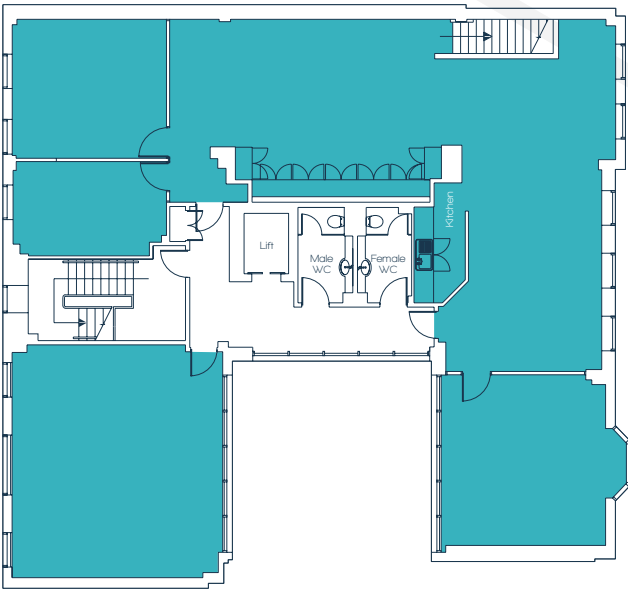
HIGH QUALITY REFURBISHED OFFICE SPACE SITUATED ON THE FIRST AND SECOND FLOORS OF ST ANTHONY'S HOUSE (2,261-4,522 SQ FT) AND THIRD FLOOR OF ST ANNE'S HOUSE (2,094 SQ FT) – TOTAL OF 6,616 SQ FT

ACCOMMODATION

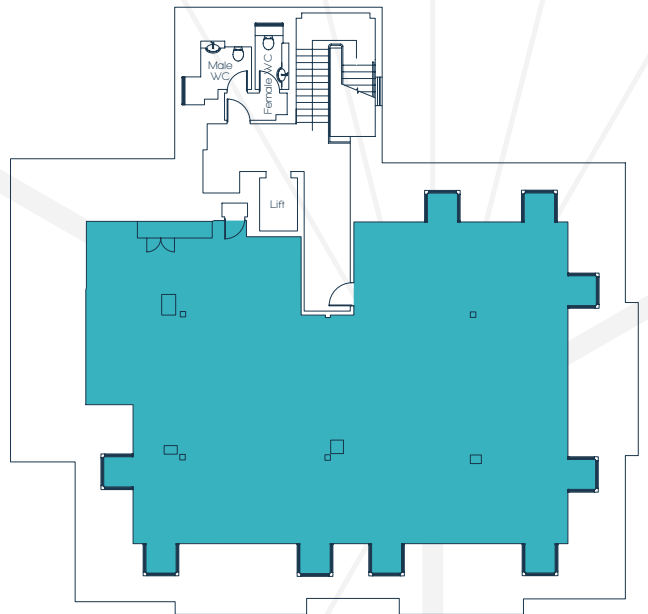
St Anne's Third Floor	2,094 sq ft	194 sq m
St Anthony's First Floor	2,261 sq ft	210 sq m
St Anthony's Second Floor	2,261 sq ft	210 sq m

PARKING

St Anne's Third Floor	7 spaces
St Anthony's First Floor	8 spaces
St Anthony's Second Floor	8 spaces



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



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





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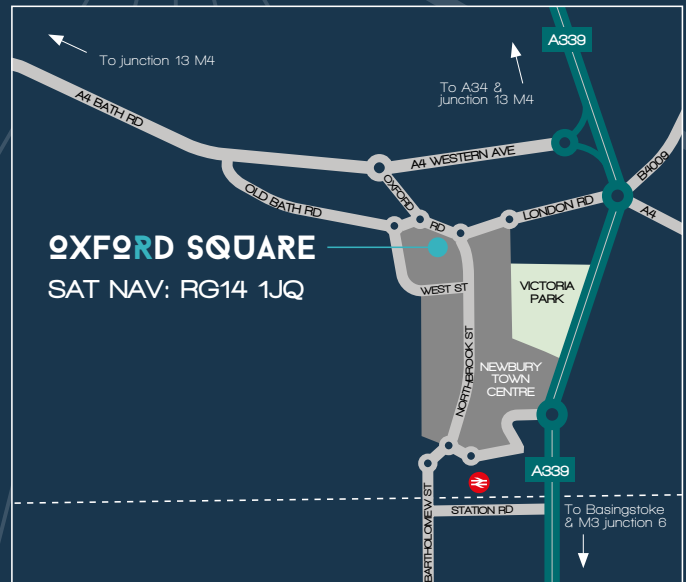
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LOCATION

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.

RATEABLE VALUE

St Anthony's House (first floor) rateable value £29,250.

St Anthony's House (second floor) rateable value £35,750.

St Anne's House (third floor) rateable value £34,750.

The rates payable may be subject to a transitional discount. All interested parties should make enquires through West Berks District Council for further information.

VIEWING

For more information please contact the sole letting agents:



Jon Varney
01635 550211
jon@dealvarney.co.uk

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