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INCORPORATING
WOODFORD & CO

FOR SALE

OFFICES FOR SALE

**FREEHOLD WITH VACANT POSSESSION.
POTENTIAL FOR CONVERSION**

3,415 SQ FT (317.30 SQ.M)



JACOBS WELL, WEST STREET, NEWBURY RG14 1BD

- 10 onsite car spaces
- Self-contained building
- Air-conditioning to parts
- Central heating
- Suspended ceilings with fluorescent lighting
- Raised floors
- Part partitioned
- Central accessible location

Jacobs Well, Newbury, West Street, Newbury RG14 1BD

- LOCATION:** Newbury is a prosperous commercial centre located in the centre of the Thames Valley. The property has easy access to the A34 and therefore to the M4 at junction 13, approximately 4 miles to the north. There is a good train link to London Paddington. The property lies on the eastern side of West Street at its junction with Northcroft Lane. Opposite the property is a long stay service car park with additional local authority car parking close by.
- DESCRIPTION:** Jacobs Well comprises a modern detached 2 storey office building with brick elevations under a pitched tiled roof. The building is accessed through a central reception with a spiral staircase leading to the first floor. The floors are open plan in construction but are being currently divided to provide some individual offices/training areas. There is also a kitchen on the ground floor with WCs at both ground and first floor levels. Externally there is parking for 10 cars.
- FLOOR AREA:**
- | | | |
|--|----------|----------------------------------|
| Ground floor offices (including kitchen) | - | 1,316 sq ft (122.26 sq.m) |
| First floor | - | 2,099 sq ft (195.00 sq.m) |
| TOTAL NET INTERNAL AREA | - | 3,415 sq ft (317.30 sq.m) |
- TENURE:** Freehold with vacant possession.
- PRICE:** £850,000 plus VAT.
- ENERGY RATING:** Pending
- RATEABLE VALUE:** The premises has a rateable value of £32,250. The current rate in the pound is £0.48.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in connection with the transaction.
- VIEWING:** Strictly by appointment through the sole agents:



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Ref: BRP/dal/JacobsWell/200418

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