



Chartered Surveyors &
Commercial Property Consultants

PRELIMINARY DETAILS - PRIME OFFICE INVESTMENT

FOR SALE

**OXFORD SQUARE, OXFORD STREET, NEWBURY
WEST BERKSHIRE, RG14 1JQ**

28,368 SQ FT (2,635.39 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

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 routes, with junction 13 of the M4 motorway some 4 miles to the north.

DESCRIPTION

Oxford Square comprises a Prime office complex of 6 office buildings (3 are sold off) set within the Newbury Town Centre

The buildings for sale are St Catherine's House, St Anne's House and St Anthony's House -

The office are set within landscaped grounds and benefit from the following:-

- * Town Centre location
- * Open Plan
- * Secure enclosed private car park with 103 parking spaces split between the buildings (1:275 sq. ft.)
- * LED lighting
- * Suspended Ceilings
- * Air conditioning
- * Gas central heating
- * Full access raised floors
- * Secure electronic door entry systems
- * Kitchen / breakout room
- * Shower (St Catherine's & St Anthony's)
- * Ladies, gents and disabled WC's
- * Lifts

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ACCOMMODATION

See tenancy schedule for floor area breakdown

	Sq. M.	Sq. Ft.
Total	2,635.39	28,268

TENANCY INFORMATION

The properties are let as per the attached tenancy schedule producing £538,624 per annum exclusive in January 2026.

PROPOSAL

The property is available to purchase on a long leasehold basis at a peppercorn rent (999 year lease from 2004) with offers sought in excess of £4.5m (Four Million Five Hundred Thousand Pounds)

VAT is applicable but it is envisaged that the sale will be by way of going concern.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
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July 2025

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Unit	Tenant	Unit	NIA (ft2)	HL Rent (p.a.)	Rent pa (per ft2)	Start	Break	Expiry	Next review	B Notice	WAULTB	WAULT E	L&T Act
St Anthony's House	Handelsbanken Plc	Ground Floor	1,390	£29,986	£21.57	08-Nov-22	07-Nov-27	07-Nov-32	08-Nov-27	6	2.5	7.5	In
	Adler Fairways Insurance Brokers Ltd	First Floor	2,261	£45,220	£20.00	18-Dec-23	17-Dec-28	17-Dec-33	18-Dec-28	6	3.6	8.6	Out
	Adler Fairways Insurance Brokers Ltd (CP Licence) 2 Spaces			£3,000		18-Dec-23		18-Dec-25		1			
	Cybercrowd Limited	Second Floor	2,261	£45,220	£20.00	22-Sep-23	22-Sep-26	21-Sep-28		6	1.4	3.4	Out
St Anne's House	Autodesk Limited	Ground Floor	3,255	£63,473	£19.50	29-Sep-23		28-Sep-26			1.4	1.4	Out
	Outsource International Ltd	First Floor	3,350	£60,300	£18.00	05-Jul-24	04-Jul-27	04-Jul-29		6	2.2	4.2	Out
	JFP Forest & Paper Products (UK) Limited	Second Floor	3,322	£71,425	£21.50	25-Mar-15		24-Mar-26		12	0.9	0.9	Out
	Vacant	Third Floor	2,094										
St Catherine's House	Egain Communications Limited	Entire	10,435	£220,000	£21.08	24-Jan-24	24-Jan-29	23-Jan-34	24-Jan-29	6	3.7	8.7	In
			28,368	£538,624	£20.50				2.3	5.0			