

MILL HOUSE

OVERBRIDGE SQUARE NEWBURY BERKSHIRE RG14 5TU



OFFICES TO LET 8,100 SQ FT/753 SQ M - 16,481 SQ FT/1,531 SQ M

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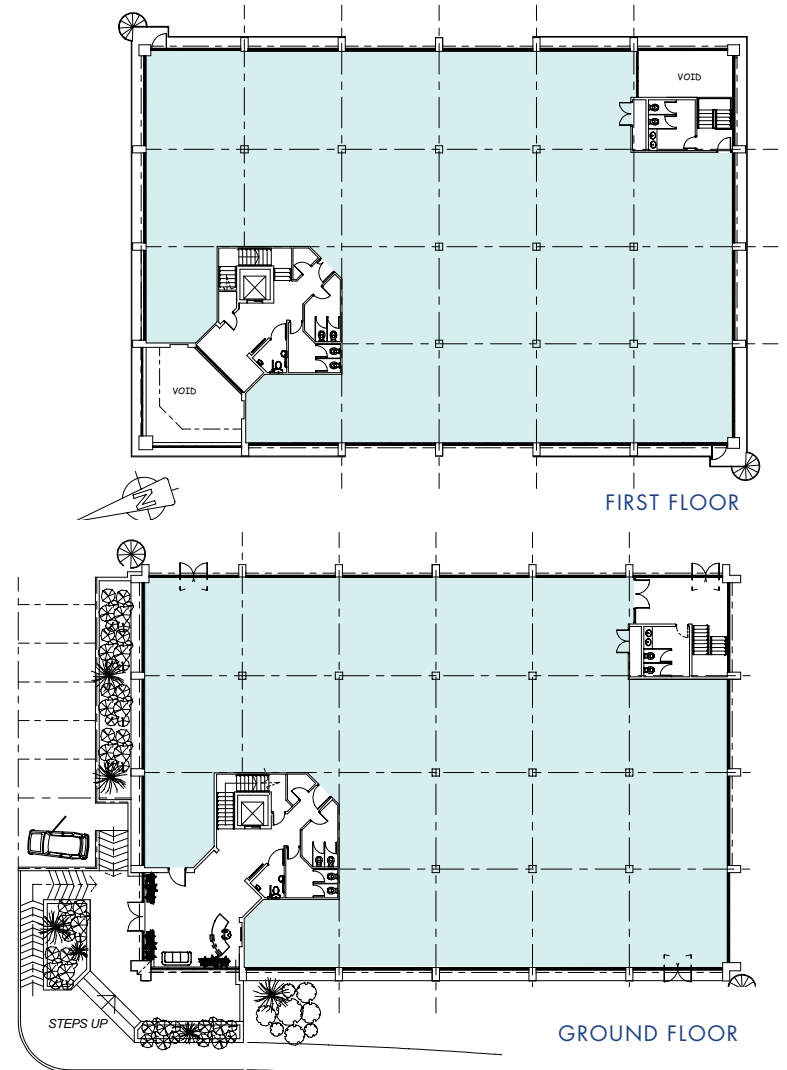
DESCRIPTION

Mill House has been comprehensively refurbished and now provides exceptionally good quality, open plan office accommodation over two floors, which can be split on a floor-by-floor basis or as part of a floor. The ground floor reception has been enlarged to create a bright and attractive focal point. 57 on-site parking spaces are adjacent to the property.

AMENITIES

- New four pipe fan coil VRP air conditioning system to the ground floor, modern Daikin air conditioning to the first floor
- Raised floors to both floors
- New suspended ceilings
- LG7 lighting to the ground floor
- Category 2 lighting to the first floor
- Passenger lift
- Male, female and disabled WCs on each floor
- Car parking spaces 1: 289 sq ft net





FLOOR AREAS

FLOOR	SQ FT	SQ M
First Floor	8,136	756
Ground Floor	8,100	753
Reception	245	23
TOTAL	16,481	1,531

Areas are net internal, measured in accordance with the RICS Code of Measuring Practice 6th Edition.



LOCATION

- Easy access to the M4
- Only 2 miles east of Newbury town centre
- Two mainline stations provide fast access to Reading and London
- Close proximity to Kennet and Avon water network and the Newbury Racecourse
- Local leisure facilities at Nuffield Health Centre

COMMUNICATIONS

BY ROAD

Newbury town centre	2 miles	Basingstoke	18 miles
M4 Junction 13	5 miles	Swindon	29 miles
London	60 miles	BY RAIL (fastest times)	
Reading	19 miles	London Paddington	57 mins
Oxford	29 miles	Reading mainline station	22 mins

TERMS

Rent and lease terms are available upon application.

CONTACT

For further information, or to arrange an inspection, please find contact details below.



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