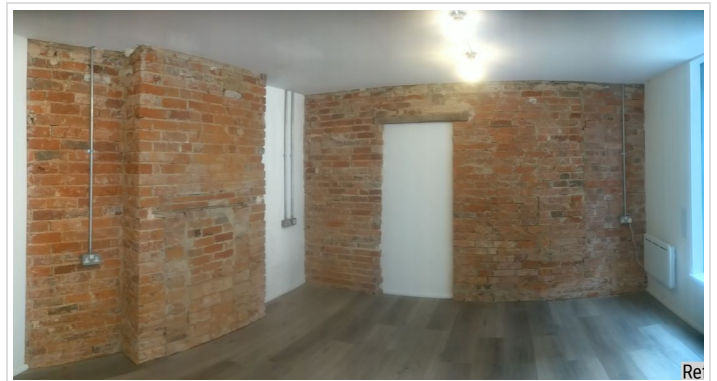


Office In Pound Street Newbury, Newbury, RG14 6AA

£450 Monthly



SHORT DESCRIPTION

Property Ref: 17478 Self-contained office OR flexible Class E space in central Newbury A compact, self-contained unit in a prime Newbury location, with its own street-level entrance. It falls within Use Class E, so it suits a range of uses including office, studio, consulting room, professional services or a fitness - personal training studio. Direct access from street level Lock-up-and-leave, with its own private entrance Private WC and kitchen Flexible Use Class E Viewing is highly recommended. Please get in touch to arrange

1

Bed Room(s)

1

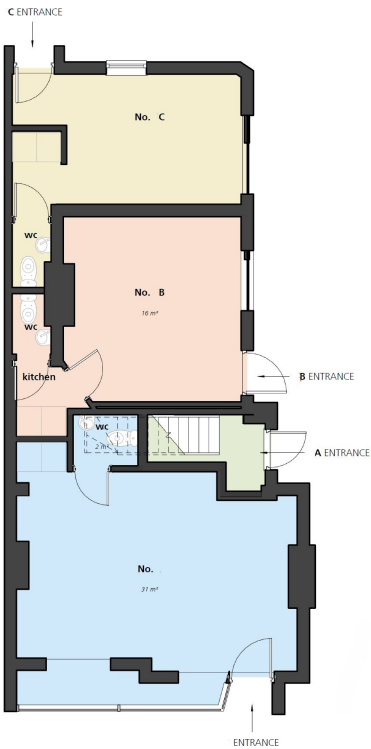
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

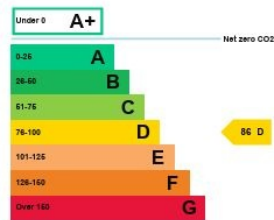
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	166 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

73 C

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