

Call **01635 255501**

Email property@brunsden.com or visit www.brunsdens.com

Properties in West Berkshire and North Hampshire

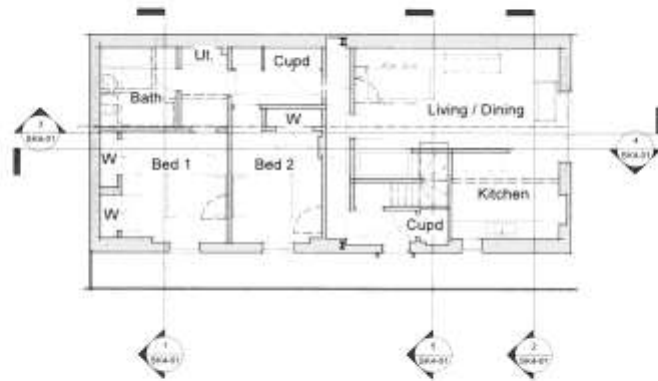
Brunsdens
ASSOCIATES 

**COMMERCIAL HOUSE
53B KINGSBRIDGE ROAD
NEWBURY
BERKSHIRE
RG14 6DY**



**Modern B1/Office Building – FOR SALE OR PROPERTY
FOR DEVELOPMENT (CONSENT NOW GRANTED)
Approximately 2,230 sq ft (207 sqm)**

- **Application made to convert to 1 No. 1 bed & 2 bed apartments – NOW APPROVED**
 - **Set in unmade road opposite park/playing fields**
 - **Air Cooling/Heating – Air Source Heat Pumps**
 - **Guide £199,950 No VAT**
-



Ground Floor
1:100

0 5m

Client: Mr F Dealove
 Project: 53B Kingsbridge Road
 Date: July 2018

Drawn by: Sketch Ground Floor Plan - Option 1
 Scale: 1:100
 Date: 2018
 Project No: SK2-01

PRO VISION
 ARCHITECTURAL DESIGN
 www.pro-vision.co.uk



First Floor
1:100

0 5m

Client: Mr F Dealove
 Project: 53B Kingsbridge Road
 Date: July 2018

Drawn by: Sketch First Floor Plan - Option 1
 Scale: 1:100
 Date: 2018
 Project No: SK2-02

PRO VISION
 ARCHITECTURAL DESIGN
 www.pro-vision.co.uk

PROPERTY

Currently used for B1 offices available to buy either with this confirmed use or for development, application lodged for change of use to 2 No. apartments. West Berkshire District Council application No: 18/02294/PACOU (NOW APPROVED).

LOCATION

Commercial House is located off Kingsbridge Road on a private track which overlooks the Fifth Road Athletics Club. Facilities in the immediate location include a local shop and Post Office in Andover Road. Kingsbridge Road is on the main bus route.

BUSINESS RATES

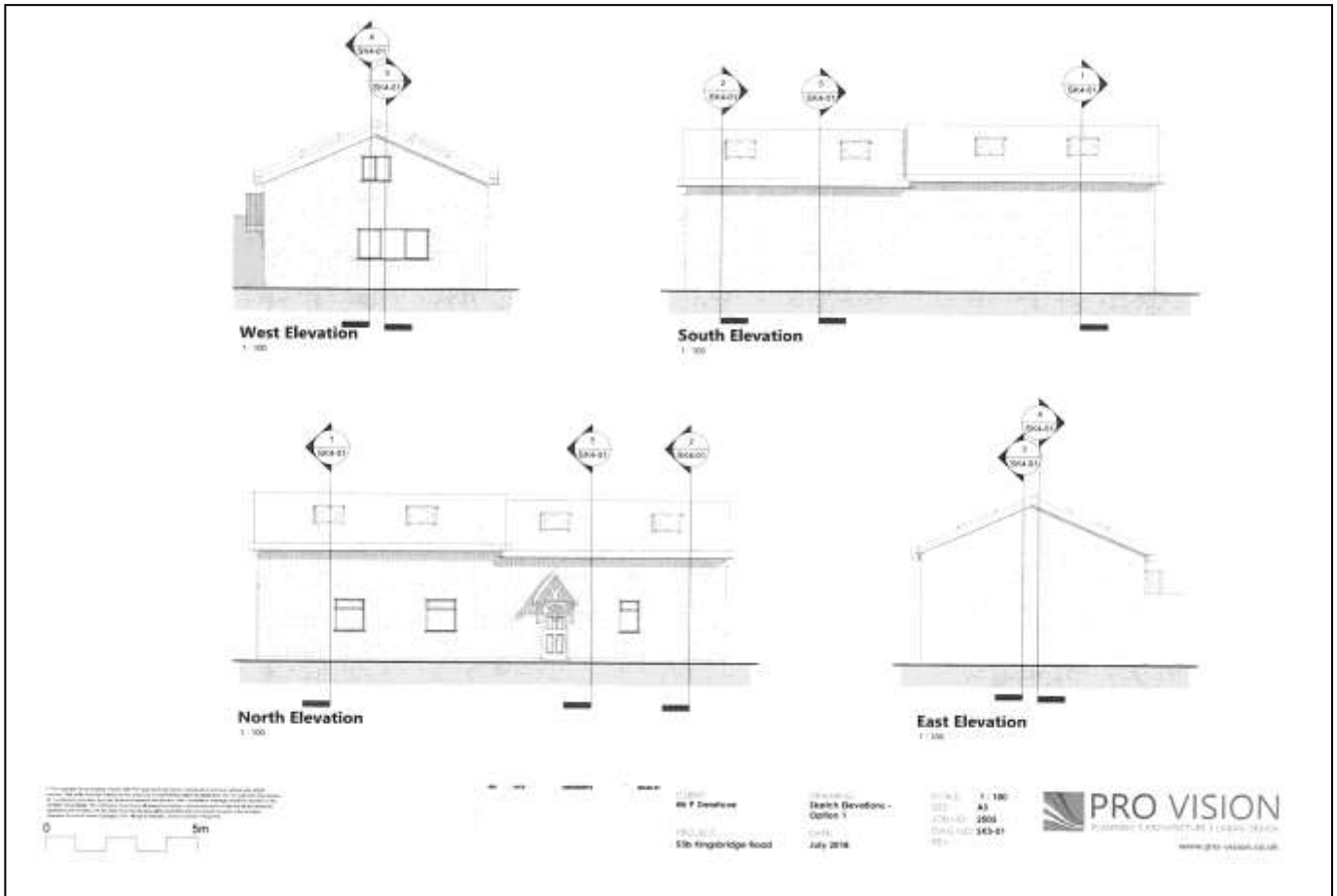
Details on application to the Agents. Currently 3 separate rateable values.

VIEWING

By strict appointment please
with the vendors Sole Agents

Brunsdon Associates

01635 255501 mail@brunsden.com www.brunsdon.com



Energy Performance Certificate

Non-Domestic Building



C P S
Commercial House, 53b Kingsbridge Road
NEWBURY
RG14 6DY

Certificate Reference Number:
9433-3082-0053-0100-6891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

98

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	183
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	61.73
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock