

RIVERGATE

NEWBURY

RG14 2PZ

TWO NEW FITTED OFFICE SUITES
1,421 SQ FT / 2,831 SQ FT

A MCKAY BUILDING

THE SPACE TO THINK, CREATE AND FLOURISH

The two fitted suites are located on the ground floor of Rivergate which is only a stone's throw away from Newbury town centre and the mainline railway station. Complete with breakout areas, and a south-facing terrace, the suites are finished to an exceptional standard. Rivergate represents the ideal business location for today's dynamic and ambitious SMEs and start-ups.



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Computer generated image

IN THE THICK OF IT

Positioned at the entrance to Newbury Business Park, Rivergate is amongst a thriving business community of world-class occupiers.





GROUND FLOOR

OFFICE SUITE A: 2,831 sq ft 28 desks
PARTIALLY FITTED

OFFICE SUITE B: 1,421 sq ft 14 desks
FULLY FITTED



Award-winning architects Spratley & Partners have created two new fitted suites ready for immediate occupation.

Features include fully refurbished WCs, cycle parking, breakout space and an external terrace.

NEW
EXTERNAL
TERRACE

IT'S
ALL
IN
THE
DETAIL



NEW VRF AIR
CONDITIONING



SUSPENDED
LED LIGHTING



EXCELLENT CAR
PARKING RATIO
1:205 SQ FT



EXTERNAL
TERRACE



FITTED
KITCHENS



EPC
RATING B



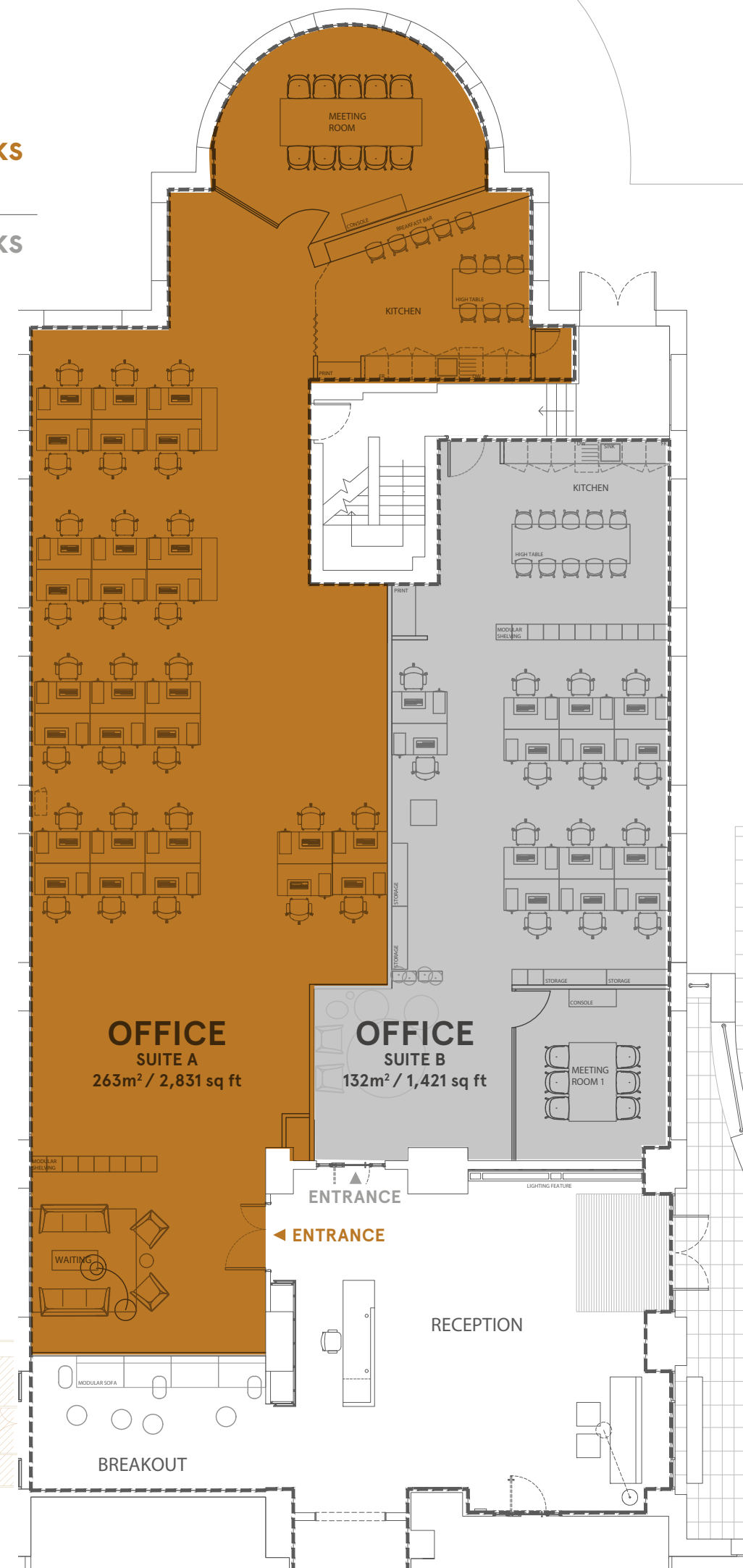
CYCLE
PARKING



BREAKOUT
SPACE



MEETING
ROOMS





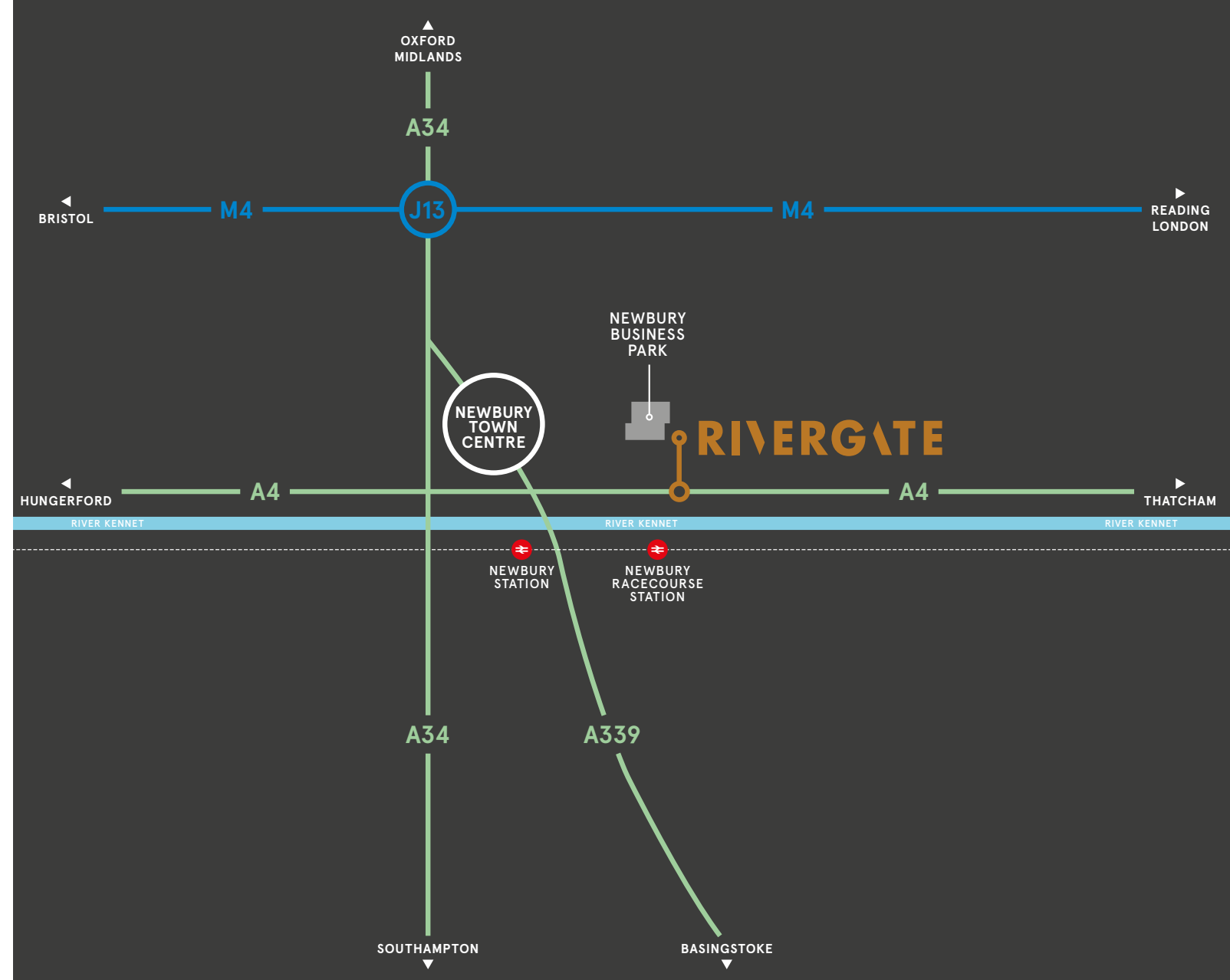
RIVERGATE



The idyllic and historic market town of Newbury is a vibrant place to work. Surrounded by beautiful countryside, it boasts a renowned racecourse, a thriving arts and cultural scene and has a mix of high-street and independent retailers in the lively town centre.



IN AN IDEAL LOCATION



WELL CONNECTED

Newbury lies within an hour of London, Bristol, Oxford and the South Coast.



TRAVEL TIMES FROM NEWBURY STATION

DESTINATION	MINS
READING	14
LONDON PADDINGTON	51
OXFORD	47
BASINGSTOKE	55
SWINDON	79



BUS SERVICES

4 buses run per hour between Newbury railway station and Newbury Business Park.



DRIVE TIMES & DISTANCES FROM RIVERGATE

DESTINATION	MINS	MILES
TOWN CENTRE	5	1
M4 JUNCTION 13	6	4
BASINGSTOKE	29	18
READING	30	16
SWINDON	36	26
OXFORD	36	28
HEATHROW	58	47
CENTRAL LONDON	90	62



WALK TIMES FROM RIVERGATE

DESTINATION	MINS
TOWN CENTRE	20
NEWBURY STATION	25



GET IN TOUCH

OWNER



McKay Securities Plc is a commercial property investment company with Real Estate Investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.

The Company's strategy is to invest in well-located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

ESG: Net Zero Carbon Ambition

Our focus is on long-term sustainability by creating low carbon, resource-efficient and healthy buildings with the ambition to achieve a net zero carbon portfolio well in advance of the UK's 2050 target. As part of this, all new developments will target zero carbon in operation by 2030. Electricity in our multi-let properties is now from renewable sources.

We will continue to monitor our progress to ensure that we are on track to reach a zero carbon portfolio well before 2050.

To find out more visit mckaysecurities.plc.uk

THE MCKAY WAY

McKay Securities is a principled business with a simple promise. Our promise is to create an environment that supports your business.

- Transparency
- Directly Managed
- Customer Service
- Value for Money
- Unique Spaces
- Flexibility
- Approachable
- Covid Compliance

[RIVERGATENEWBURY.COM](https://rivergatenewbury.com)

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TERMS

The suites are available on new leases direct from the landlord and on terms to be agreed. Rent is available on request.