



RIVERGATE

NEWBURY

RG14 2PZ

**FULLY FITTED OFFICE SUITE
AVAILABLE NOW - 1,421 SQ FT**

RIVERGATENEWBURY.COM

THE SPACE TO THINK, CREATE AND FLOURISH

The suite is 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 a breakout area, and a south-facing terrace, the suite is finished to an exceptional standard. Rivergate represents the ideal business location for today's dynamic and ambitious SMEs and start-ups.



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

AVON SUITE: FULLY FITTED

1,421 sq ft | 14 desks | 6 car parking spaces



IT'S
ALL
IN
THE
DETAIL

RIVERGATE

Award-winning architects Spratley & Partners have created the partially-fitted suite ready for immediate occupation.

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

NEW
EXTERNAL
TERRACE



NEW VRF AIR
CONDITIONING



SUSPENDED
LED LIGHTING



EXCELLENT CAR
PARKING RATIO
1:205 SQ FT



EXTERNAL
TERRACE



FITTED
KITCHENS



EPC
RATING B



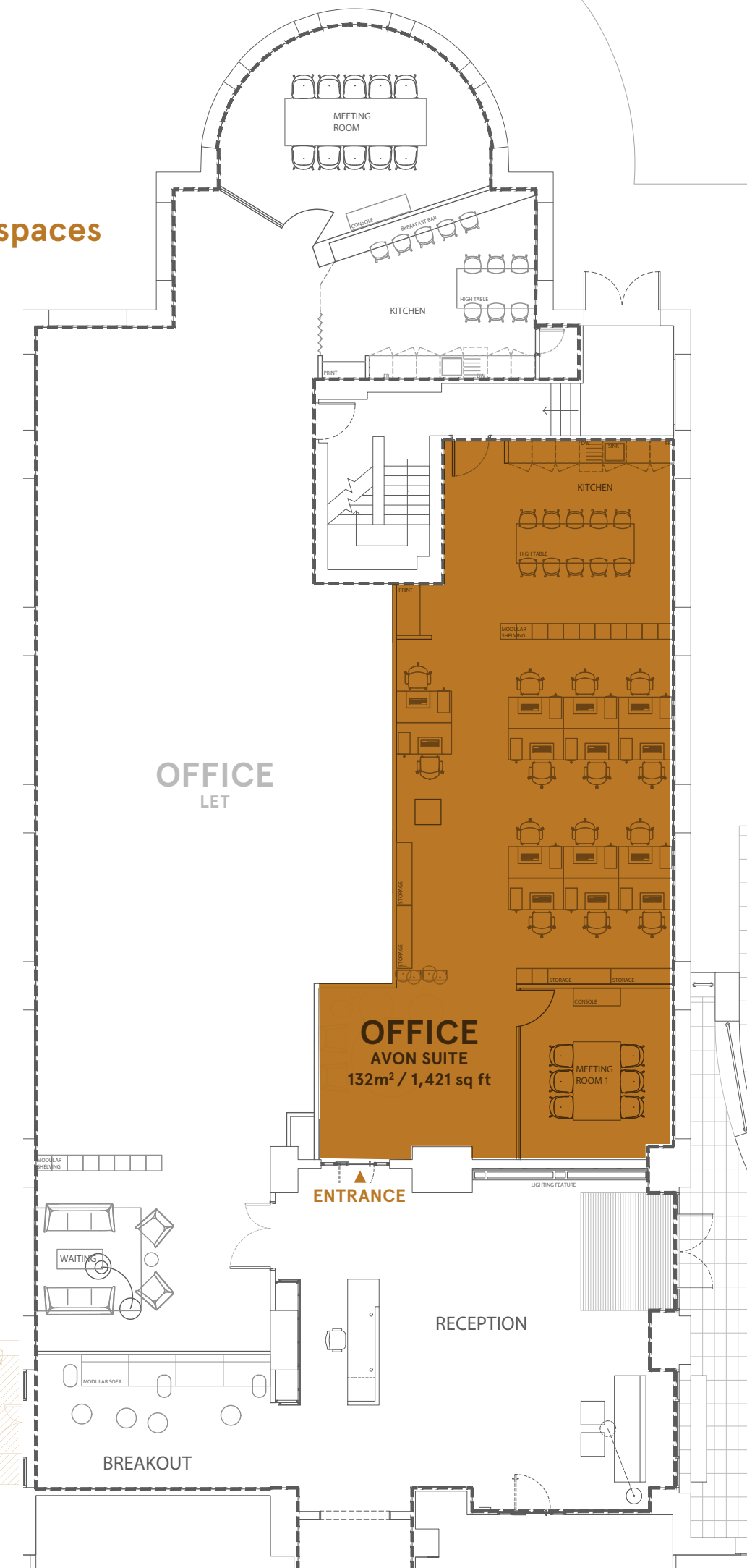
CYCLE
PARKING



BREAKOUT
SPACE

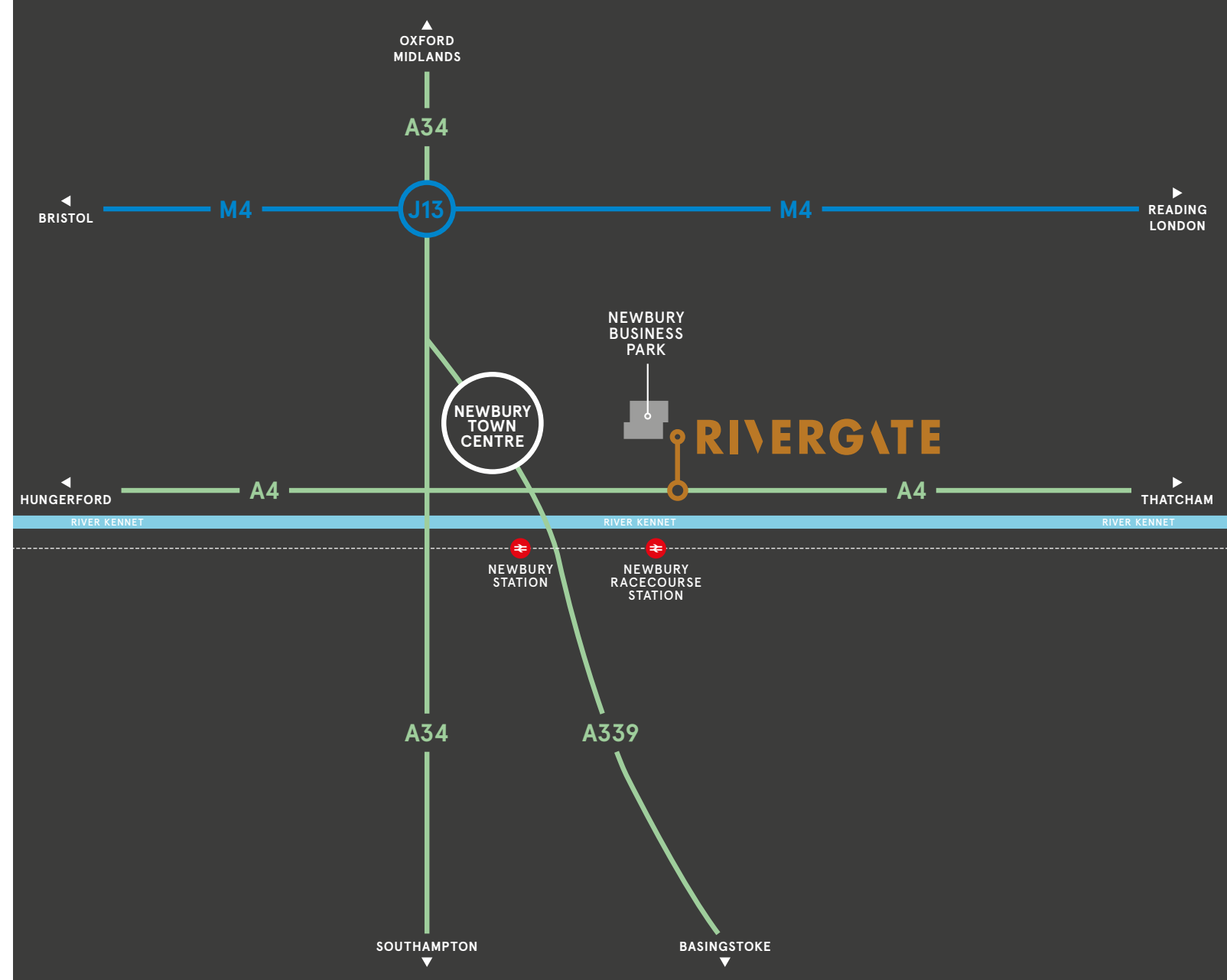


MEETING
ROOM

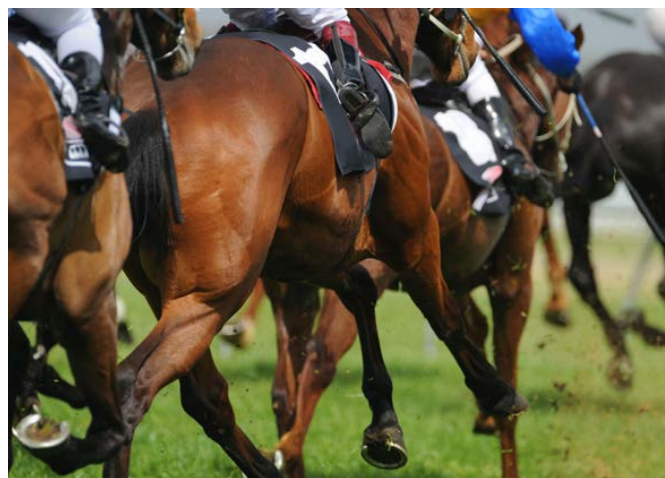








RIVERGATE



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



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GET IN TOUCH

AGENTS



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TERMS

The suite is available on a new lease direct from the landlord and on terms to be agreed. Rent is available on request.