

# G5,6,7 PARKWAY, NEWBURY RG14 1AY

**TO LET – Subject to Vacant Possession**



## LOCATION

Newbury is an affluent market town in Berkshire, where Parkway is the prime retail pitch. The centre is located in the heart of the town, between Northbrook Street and Victoria Park, with 550 car parking spaces beneath the scheme and 180 residential units sitting above.

Parkway has an excellent tenant mix including the likes of **H&M, Primark, Fat Face, Next, Hotel Chocolat, Clarks, HMV** and **Waterstones**.

The unit is arranged over ground and first with a large double width frontage. Immediate adjacencies include **Hotel Chocolat, Clarks** and **Pandora**.

## ACCOMMODATION

The property provides the following approximate areas;

|               |             |             |
|---------------|-------------|-------------|
| Ground Floor: | 1,348 sq ft | 125.23 sq m |
| First Floor:  | 1,664 sq ft | 154.60 sq m |

## LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

## RENTAL

Available upon request.

## SERVICE CHARGE

£19,604.83 pa.

## INSURANCE

£1,232.32 pa.

## RATING

The property is assessed for rates as follows:

|                          |                |
|--------------------------|----------------|
| Rateable Value 2026:     | <b>£39,000</b> |
| UBR 2026/27:             | <b>38.2p</b>   |
| Estimated Rates Payable: | <b>£14,898</b> |

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

## EPC

Available on request.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with leasing agents, FMX.

**Filippa Mudd**

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Or via joint agents LM or Orb Agency.

Date: May 2026

