

G46 PARKWAY, NEWBURY, RG14 1AY

PRIME UNIT – 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, Fat Face, Next, Hotel Chocolat, Schuh, HMV, Waterstones** and **Primark**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	2,110 sq ft	196 sq m
First Floor:	1,144 sq ft	106 sq m

There is also a considerable amount of outdoor seating available.

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Available upon request.

SERVICE CHARGE

£25,972 pa budgeted for 2026.

INSURANCE

£1,629 pa budgeted for 2026.

RATING

Rateable Value 2026:	£33,250
UBR 2026/27:	38.2p
Estimated Rates Payable:	£12,701.50

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.

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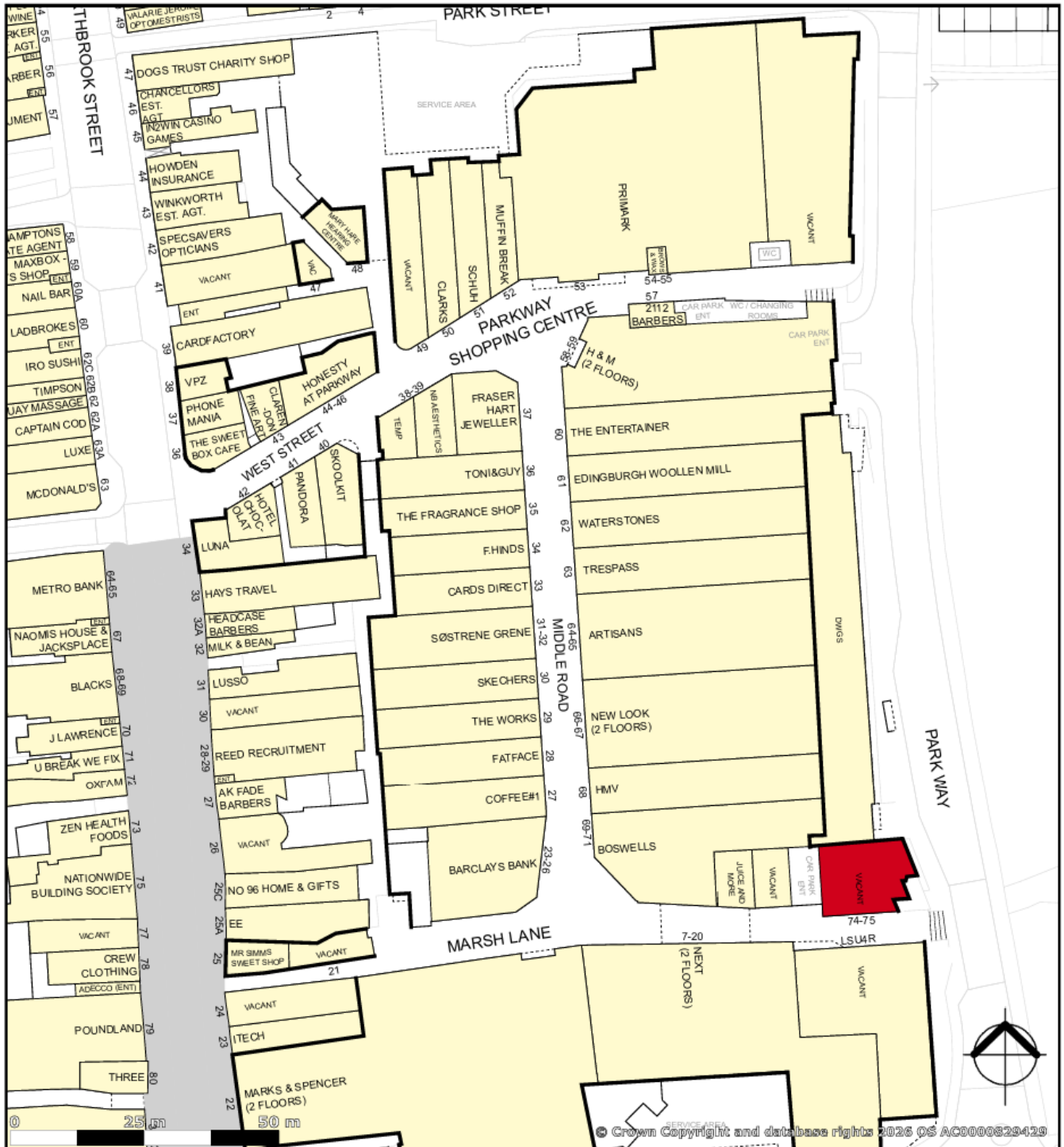
India Bebb

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Or via joint agents LM or Orb Agency.

Date: July 2026



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Plotted Scale - 1:1,000

Date: July 2026

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