

# Country Estates

Professional Properties, for Professional Businesses

## 21ST CENTURY BUILDINGS

NEW KINGSLERE PARK, KINGSLERE, HAMPSHIRE



IDEAL WORKING ENVIRONMENTS  
IN A COUNTRYSIDE SETTING

BUSINESS SPACE UP TO 10,336 SQ.FT\*

\*GROSS EXTERNAL



## 21ST CENTURY BUILDINGS

“As soon as our Board of Directors saw Coldridge House they knew immediately it would be the ideal headquarters building for us. The prestigious appearance perfectly reflects our own prestigious and growing reputation as one of the UK’s leading M & A companies.”

Stephen Rebbettes, Director of BCMS Corporate

### 21ST CENTURY BUILDINGS

Due to high demand, Kingsclere Park has now been extended into New Kingsclere Park. It is located directly on the A339 midway between Newbury and Kingsclere, yet set looking across open farmland, with a small brook running through the Park.

Great care has been taken to design the park to blend into the landscape, using old style path and road materials. A long bank of trees native to the local chalk downland also helps to merge into the local farm landscape that can be seen from all buildings on the park.

#### ■ Park Services

As a resident of the park, you will enjoy the services of our in-house Estate Management team. The park has a very good security record. Full time resident night guards control access with a vehicle barrier and they patrol the park every night of the year. Our award winning landscaping, site cleaning and all other services, together with our own Estates Manager ensures that you enjoy a clean, safe and attractive environment while you concentrate on growing your business.

#### ■ Kingsbrook House

Continuing the same external design theme as Coldridge House, Kingsbrook House has a blended brickwork mix and a tiled roof. Colour coated double glazed windows are set in oak frames with oak doors. The building is compliant with the latest carbon emission, insulation and disability access standards.

Inside, an ideal working environment with the latest air cooling and heating, a lift and superb lighting in an open flexible space. The ground and first floors have suspended ceilings with inset category 2 lighting. All floors provide a light open space which can be customised to your own requirements. Full detailed floor plans are available in paper or digital format.





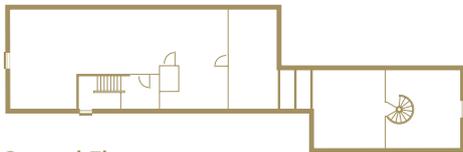
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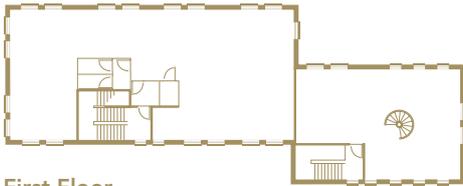


## ■ Site Plan

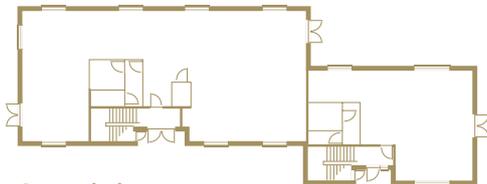
- B** Blackberry Barn
- D** Kingsbrook House
- E** Clerebrook House
- F** Bradfield House
- C** Coldridge House - SOLD
- A** Watership Barn - SOLD



Second Floor



First Floor



Ground Floor

## ■ Kingsbrook House, Clerebrook House and Bradfield House

All share similar design features, but are have different layouts. Units can be joined for larger space requirements. Detailed floor plans for each unit are available. Broadband is available on the Park.

## KEY FEATURES OF KINGSBROOK HOUSE

- Compliant with 'L2' carbon emission standards
- Clay tile roof, fully insulated to 'L2' standards
- Ground floor insulated and screeded over concrete planks
- First floor screeded over concrete planks
- Oak doors and frames
- Double glazed windows powder coated frames set in oak
- Mitsubishi Heavy air cooling and heating with inverter driven condensers
- Stainless steel handrails on stairways
- Personnel lift (unit 7) by Quality Access
- Full disability access to part M building standards
- Fire alarm and emergency lighting
- 'L2' standard electrical system with zoned metering and 'Cat 2' lighting
- Pendock trunking for power and data cabling
- Carpet tiles to main areas
- Broadloom carpet to stairs and entrance
- High standard of car parking plus disabled space

# KINGSCLERE

The park is a 10 minute stroll from the centre of Kingsclere, with its village green, church, pubs and restaurants. A wide variety of new and old village houses are available. The area has top class public and private schools and very good childcare facilities. Broadband is available on the Park.

Excellent road transport links go to the A34, the M3 at Basingstoke and the M4 at Newbury. There are fast rail links to London at both towns. Heathrow is an hour away.

For sports and fitness fans, the area has many indoor facilities. For outdoor fans try the high quality local golf courses, ride or walk the many trails up on the famous Watership Down. Newbury Racecourse is nearby.

### ■ Directions

New Kingsclere Park is directly on the A339 trunk road at Kingsclere. Accessible from the M4 at Junction 12 and the M3 at Junction 6. As you approach on the A339, the park is located on the roundabout at Kingsclere. The postcode for Sat Nav is RG20 4SW.



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