

# TO LET



## WAREHOUSE / WORKSHOP

**1,660 SQ FT**  
(Gross Internal Area)



**GREAT HIDDEN FARM  
EDDINGTON  
HUNGERFORD  
RG17 0PW**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Great Hidden Farm is located on the A338 approximately 1½ miles to the north of Hungerford Town Centre. Junction 14 of the M4 motorway is 2 miles further north.

## DESCRIPTION

The property comprises two adjoining structures constructed around a concrete portal frame with pitched roof providing clear span workshop / warehouse accommodation. Unit 1 has one motorised roller shutter door and Unit 2 has 2 motorised doors and a small office area to the rear. Male and female WC facilities for both properties are provided in a communal block directly opposite the premises.

## AMENITIES

- Sodium lighting.
- Motorized roller shutter doors each 10ft high x 12ft wide.
- 3 phase electricity.
- Minimum eaves 10ft 4in increasing to maximum height at apex 20ft.

## ACCOMMODATION

### Unit 1

Warehouse/Workshop: 1,660 sq ft

### Unit 2 - LET

Warehouse/Workshop: 3,522 sq ft

Office: 351 sq ft  
3,873 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

The units are available to let on a new internal repairing and insuring lease for a period open to negotiation. Any length in excess of 5 years will contain an upward only rent review.

## RENT

**Unit 1:** £ 8,300 p.a., inclusive of rates.

**Unit 2: LET**

The rents quoted exclude other outgoings such as electricity and buildings insurance. VAT is not presently charged on the rent but the landlord reserves the right to charge in due course if required.

## SERVICE CHARGE

Service charge is levied in respect of maintenance of common areas on the estate including upkeep of the communal toilet block, side entrance road, office refuse collection and water rates. The budgeted charge for 2008/2009 is;

Unit 1 £600 per annum, plus VAT.

Unit 2 £1,000 per annum, plus VAT.

Service charge figures will be adjusted at the end of each financial year to take account of actual expenditure.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by prior appointment with sole agents:

**DEAL VARNEY**  
**(01635) 550211**