

# TO LET



**7,416 SQ FT**  
(Gross Internal Area)



**UNIT L**  
**VENTURE HOUSE**  
**BONE LANE**  
**NEWBURY**  
**RG14 5SH**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ**  
**Tel: (01635) 550211 Fax: (01635) 34545 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

Venture House occupies a prominent location fronting directly onto Bone Lane which is one of the established industrial estates in Newbury. Situated approximately ½ mile to the east of Newbury Town Centre, Bone Lane is easily accessed from the A4 or A339. Junction 13 of the M4 motorway is approximately 4 miles to the north.

## DESCRIPTION

Unit L is an end of terrace with large warehouse accommodation, a small ground floor office / staff canteen and male and female WC's on the ground floor and a first floor open plan office. There is a large communal yard to the rear of the property which serves all of the units in the terrace and this provides good access for articulated freight vehicles.

## AMENITIES

Warehouse:

- Fluorescent lighting
- 1 x gas fired blower heater
- 3 phase electricity
- Minimum eaves 16ft 6ins
- Roller shutter door 16ft5ins high by 16ft9ins wide

Offices:

- Gas central heating
- Male & female WCs on the ground floor
- Ground floor staff room / office with tea point
- First floor office has suspended ceiling with recessed fluorescent lighting

## CAR PARKING

9 parking spaces and 2 truck spaces provided with the property.

## ACCOMMODATION

Warehouse: 6,061 sq ft  
Office ground floor: 691 sq ft  
Office first floor: 664 sq ft

Total: 7,416 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 property is available to let on a new lease for a term to be negotiated. Any lease in excess of 5 years will contain provision for an upward only rent review.

## RENT

£44,500 plus VAT, per annum, exclusive of all other outgoings (£6 per sq ft).

## SERVICE CHARGE

The landlord maintains common areas on the estate which includes the following;

- Landscaping
- External parking
- Rear yard
- Estate access road

The budgeted service charge payable by the occupier of Unit L is £3,400 plus VAT (2010/11).

## RATES

Rateable Value: £41,750.00

Rates Payable: £17,284.50 (2010/11)

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

### **LEGAL FEES**

Each party to be responsible for their own legal costs.

### **VIEWING**

Strictly by prior appointment with joint agents:



Contact: Jon Varney  
Telephone: (01635) 550211

or

CB Richard Ellis  
The Quay  
30 Channel Way  
Ocean Village  
Southampton  
SO14 3TG

Contact: Nick Tuton  
Telephone: 0238 020 6313

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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Subject to Contract