

# TO LET



## INDUSTRIAL / WAREHOUSE PREMISES

**3,959 SQ FT**  
**(367.79 SQ M)**



**A1 ARGENTS MERE**  
**CYRIL VOKINS ROAD**  
**HA MBRIDGE LANE**  
**NEWBURY**  
**RG14 5XB**

**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

Argents Mere is situated off Hambridge Lane which forms part of one of the most established industrial estates in Newbury. Located approximately 1 mile to the east of the town centre Hambridge Lane can be accessed via the A4 or A339, both of which link to Junction 13 of the M4 motorway approximately 4 miles to the north.

## DESCRIPTION

The property is a steel framed modern industrial property and is an end of terrace unit overlooking the Kennet and Avon Canal. In addition to the main warehouse/workshop, which is accessed from the rear of the building, other accommodation includes, ground floor office/reception, ground floor showroom/store and first floor offices which all face the front of the building. 6 parking spaces are provided immediately in front of the unit and truck loading/parking is to the rear.

## AMENITIES

- Mains gas
- 3 phase power
- Minimum eaves 18ft (5.6m)
- Apex height 37ft (11.5m)
- Sodium lighting to warehouse
- Gas blower heater
- Painted concrete floor
- Motorised up and over loading door 19ft high (5.9m) x 14ft wide (4.27m)
- Electric storage heating to offices
- Male and female WC's

## ACCOMMODATION

Warehouse:	2,681 sq ft	249.12 sq m
Ground floor Office:	379 sq ft	35.25 sq m
Showroom:	424 sq ft	39.42 sq m
First floor Offices:	474 sq ft	44.00 sq m
<b>Total</b>	<b>3,959 sq ft</b>	<b>367.79 sq m</b>

## TERM

The property is presently held on a full repairing and insuring lease expiring in July 2015. A shorter term sub-lease may be available by separate negotiation.

## RENT

£24,000 plus VAT, per annum.

## RATES

Rateable Value: £26,000

Rates Payable: £11,258 (2010/11)

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

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with joint sole agents:

**DEAL VARNEY**

**(01635) 550211**

**Contact: Jon Varney**

**PARKINSON HOLT**

**(0118 939 3333)**

**Contact: Derek Gilbert**

JV/msw/A1Argents

Subject to Contract

Details prepared August 2011