

TO LET/
FOR SALE

Refurbished
industrial/warehouse
premises



UNITS

DEF

HAMBRIDGE ROAD

Hambridge Road Industrial Estate
Newbury RG14 5SS

15,000-45,102 SQ FT

Gross Internal Area



UNITS DEF

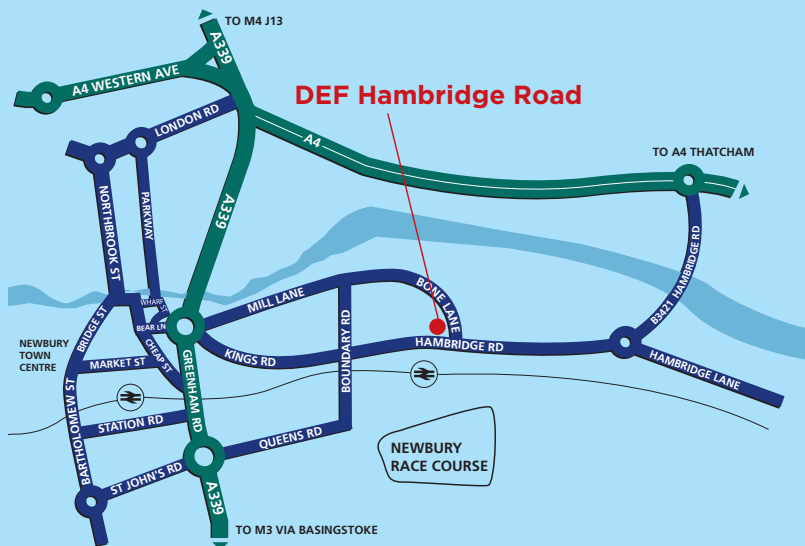
Areas

Warehouse	34,510 sq ft
Ground floor offices	5,296 sq ft
First floor offices	5,296 sq ft
TOTAL	45,102 sq ft

HAMBRIDGE ROAD

Description

Unit D, E, F configures as one large unit with the potential to be sub-divided to create either two or three separate units, ranging from 15,000 sq ft upwards. The building is of steel portal frame construction with brick and block cavity walls beneath a pitched corrugated roof which incorporates translucent light panels. The 2-storey office element faces onto Bone Lane and the warehouse benefits from a large yard and parking for approximately 80 cars.



Location

Hambridge Road Industrial Estate is located at the junction of Hambridge Road and Bone Lane. The property is situated on a prominent corner with Hambridge Road having high volumes of passing traffic feeding to Newbury Town Centre approximately half a mile to the west.

Hambridge Road/Bone Lane is an established industrial area of Newbury, which is easily accessed from either the A339 or A4, both of which provide access to Junction 13 of the M4 motorway approximately 4 miles to the north.

Amenities

Warehouse

- 17ft 6ins minimum clear eaves (5.33m)
- 4 motorised roller shutter doors providing a max height of 16ft 4 ins (4.97m) and max width of 17ft 8ins (5.38m)
- New Sodium light fittings
- 3-phase power supply and mains gas
- Painted floors
- Large yard area which can accommodate approximately 80 cars

Refurbished offices

- Suspended ceiling
- Central heating
- Fluorescent lighting
- Carpet tiles
- Male and female WCs

Terms

The property is available freehold or on a new full repairing and insuring lease for a term to be negotiated.

Rent/Price

Rent: £5.95 per sq ft. Freehold: £2,500,000.

Rates

Average rates payable for similar properties is approx £2.70 per sq ft pa, please rely on your own investigations with West Berkshire District Council.

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DV
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These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Net internal measurements to be agreed in accordance with RICS Code of Measuring Practice 6th edition. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction. August 2011.