

TO LET



WORKSHOP / WAREHOUSE WITH SECURE YARD

3,350 SQ FT
Gross Internal Area



**UNIT 8
BROOKWAY
HAMBRIDGE LANE
NEWBURY
RG14 5PE**

**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

Brookway is situated on the established Hambridge Lane Industrial Estate close to the junction with Hambridge Road.

Hambridge Road provides direct access to the A4 and also leads directly to Newbury town centre approximately 1.5 miles to the west. Junction 13 of the M4 motorway is approximately 4 miles to the north.

DESCRIPTION

The property is a semi-detached workshop constructed around a steel frame with brick elevations and a pitched corrugated roof incorporating translucent light panels. The premises have an ancillary reception, office, WC and a secure external yard.

Accommodation;

Workshop:	2,484 sq ft
Entrance lobby;	36 sq ft
WC, rest room/office:	315 sq ft
First floor office:	267 sq ft
Rear lean to store:	248 sq ft

Total: 3,350 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Externally there is a large yard capable of accommodating up to 20 vehicles. The yard is fenced with 8'6" high galvanised steel palisade fencing.

AMENITIES

Workshop

- Clear span workshop with minimum eaves of 12'.
- Loading door 10' high by 11'6" wide.
- 3 phase power
- Mains gas
- Security window bars
- Redcare alarm

Offices

- Air-conditioning
- Carpeting
- Fluorescent strip lights

- Window blinds
- Perimeter trunking
- Security window bars
- Network cabling

TERMS

The property is presently held on a full repairing and insuring lease expiring in September 2012. A sub lease is available up to this date or alternatively, subject to agreement with the landlord, a longer lease is available by negotiation.

RENT

£22,000 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £19,500.00

Rates Payable: £ 8,443.50 (2011/12)

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

LEGAL FEES

Each party to be responsible for their own legal fees.



VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

JV/msw/8Brookway
Details prepared May 2011
Subject to Contract