

TO LET



SECURE STORAGE LAND

APPROX AREA
3,000 SQ FT / 280 SQ M



**CLEARWISE SITE
HAMBRIDGE LANE
NEWBURY
BERKSHIRE
RG14 5TU**

**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

The site is situated at the end of Hambridge Lane, which is one of the principal industrial estate locations in Newbury, just off Hambridge Road. It is located approximately 1½ miles to the east of Newbury town centre and is easily accessed from the A4 and Junction 13 of the M4 motorway approximately 4 miles to the north.

DESCRIPTION

The land is crosshatched on the plan and is approximately 40m x 7m or 280 sq m / 3,000 sq ft. However, additional land is available within the site if required and the owners will let a smaller space to suit. The land is level and surfaced, the site is secure with CCTV, floodlighting and steel palisade fence/close board fence. There is a WC, water and electricity available by separate charge.

LEASE

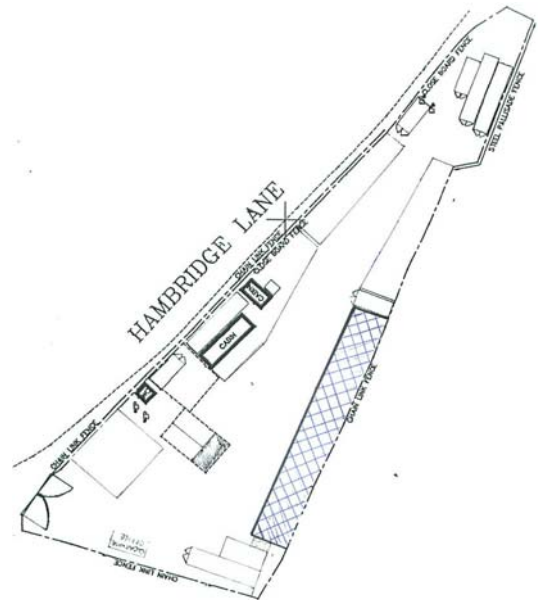
Terms are available for short to medium term lets on lease or licence and is immediately available.

RENT

£1.50 per sq ft, current area would be approximately £4,500 p.a. (VAT in addition).

RATES

For a formal lease there may be a rating assessment but an apportionment of the rates for the yard can be agreed.



Plan not to scale and crosshatched area is approximate boundary but further land might be available.

VIEWING

Strictly by prior appointment with sole agents:



(01635) 550211

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.commercialeascodeew.co.uk

RD/msw/Hambridge_ClearwiseSite
Subject to Contract
Details prepared Sept 2011.