

TO LET



INDUSTRIAL / WAREHOUSE PREMISES

13,300 SQ FT – 36,783 SQ FT



Unit A



Unit B



Unit C

THE BETA CENTRE BONE LANE NEWBURY RG14 5UE

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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.

LOCATION

The property is located on Bone Lane Industrial Estate approximately ½ mile to the east of Newbury town centre. Bone Lane is an established industrial area of Newbury which is easily accessed via either the A339 or A4, both of which provide access to Junction 13 of the M4 motorway approximately 4 miles to the north.

DESCRIPTION

The Beta Centre is a privately owned estate which comprises 3 industrial/warehouse premises which are available to let either individually or as a combination of 2 or 3 units. This is a secure site which has the added advantage of providing excellent yard facilities which total approximately 1 acre.

Unit A

The largest workshop / warehouse is ideally suited for either use and has ground and first floor office accommodation, some of which can be adapted for alternative uses if required.

Amenities provided include;

- Minimum eaves 16'
- Gas fired blower heater to workshop
- 3 phase power
- Roller shutter door 14'8" high x 13'3" wide
- Sodium lights

Unit B

This mid-range workshop provides excellent storage/ production facility with ancillary offices and WC facilities.

Amenities provided include;

- Minimum eaves 16'
- Gas fired blower heater to workshop
- 3 phase power
- Roller shutter door 15' high x 15' wide.
- Sodium lighting

Unit C

The smallest workshop has been converted to a high quality showroom with ancillary offices and is ideally suited for this purpose. However, an alternative use would be considered to include full office use if required.

Amenities include:

- Suspended ceiling with recessed fluorescent lighting
- Half glazed demountable partitioning
- Carpeting throughout
- Male and female WCs.

ACCOMMODATION

Unit A

Warehouse:	12,938 sq ft
Ground floor office:	2,978 sq ft
First floor office:	2,978 sq ft
Mezzanine:	974 sq ft
Total:	19,868 sq ft

Unit B

Warehouse:	12,060 sq ft
Office:	1,305 sq ft
Total:	13,365 sq ft

Building C

Showroom/Office:	3,550 sq ft
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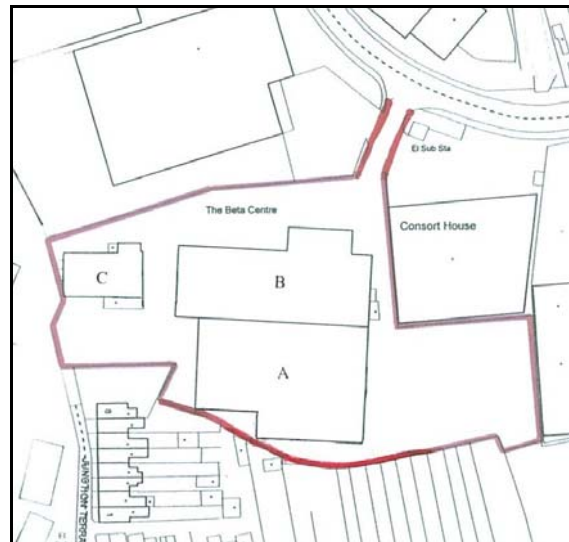
Total: 36,783 sq ft

These areas are subject to final measurement and should be used for guidance purposes only at this stage.

TERMS

The premises are available to let on a new lease for a term to be agreed. Ideally all 3 units should be let as one but the landlord is prepared to consider letting on an individual basis as required.

PLAN



RENT

£6 per sq ft, plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to covenant strength the landlord reserves the right to request a deposit of at least 3 months rent plus VAT.

RATES

The property is presently assessed as one unit and a separate assessment will be required if the premises are independently let.

Rateable Value: £141,000

Rates Payable: £ 61,053
(2011/12)

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC's

Warehouse



Showroom



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.commercialleasecodeew.co.uk

JV/msw/BetaCentre
Subject to Contract
Details prepared October 2011