

TO LET



TRADE COUNTER UNIT

2,840 SQ FT (GIA)



**UNIT 5
NEWBURY TRADE PARK
HAMBRIDGE ROAD
NEWBURY
RG14 5PF**

LOCATION

The Trade Park is located on Hambridge Road, which links the A4 with the A339 at the Sainsbury's roundabout. This has recently become the prime location for trade counter operators and enjoys a high level of passing vehicular traffic.

**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.

DESCRIPTION

Unit 5 is a mid-terrace unit situated directly in front of the site entrance road enjoying a very prominent position on the development.

The ground floor trade counter entrance has a glazed frontage leading to a showroom/reception area. Beyond is the main warehouse which has its own independent up and over loading door. At first floor level is an open plan office with both private entrance door leading direct from the car park as well as internal door linking it to the warehouse.

Amenities provided with the accommodation include;

Warehouse

- Minimum eaves 20ft. Max height to apex 25ft 8ins
- Sodium lighting
- Translucent light panels
- Mains gas
- Mains electricity
- Male and female WC's
- Up and over loading door 9ft 10ins wide by 16ft8ins high

First Floor Offices

- Suspended ceiling
- Recessed category 2 fluorescent lighting
- Skirting trunking
- Double glazed windows
- Gas fire central heating

ACCOMMODATION

Ground Floor:	2,486 sq ft
First Floor:	354 sq ft
Total:	2,840 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

Externally 6 car parking spaces are provided with the property.

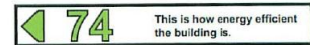
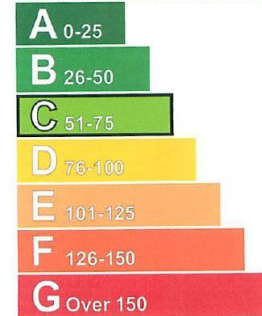
TERMS

Unit 5 is available to let on a new full repairing and insuring lease for a term to be agreed.

EPC

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Full EPC report available on request

RENT

£22,720 plus VAT per annum. Rent is to be paid quarterly in advance.

RATES

Rateable Value: £24,750.00

Rates Payable: £10,246.50 (2010/11)

All interested parties should make their own enquiries with West Berkshire Council to ensure this information is correct. New rateable values can produce differing amounts payable depending on Transitional Relief together with inflationary limitations.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate and the budgeted figure for 2010 is £1,405.32 plus VAT.

PLANNING

The premises have consent for classes B1c, B2 and B8 of the Town and Country Planning Use Classes Order 1987. Any retail use must be ancillary to the primary uses noted above and any showroom shall only be for trade display and trade sales of goods manufactured or assembled on the premises.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

JV/msw/5NewburyTradePark
Subject to Contract
Details prepared May 2010.