

TO LET



WORKSHOP / WAREHOUSE

4,667 SQ FT / 443 SQ. M
***(Gross Internal Area)**

**CAN BE COMBINED WITH THE ADJOINING PROPERTY
TO PROVIDE A TOTAL FLOOR AREA OF 9,363 SQ FT OR WITH THIRD UNIT TO TOTAL
14,030 SQ FT**



**UNIT 8, FLEMING ROAD
NEWBURY
BERKSHIRE
RG14 2DE**

ONLY £5.00 PER SQ FT

**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

Fleming Road forms part of the London Road Industrial Estate to the north east side of Newbury Town Centre. Access is just off the A4, close to the intersection with the A339 at the Robin Hood roundabout. There is good access to the M4 (junction 13) which is 4 miles to the north of the property.

DESCRIPTION

Unit 8 is an end of terrace unit with a large area of land adjoining that could be utilized if required. The property has a clear span warehouse with modernized reception area and a large ground floor office which can be removed if not required. There is a further 331 sq ft (gross) of office space to the first floor which is not included in the stated areas. There is a concrete apron to the front for parking and access.

ACCOMMODATION:

Total area: 4,667 sq ft *GIA

Includes

Ground floor office: 474 sq ft
First floor office: 311 sq ft

The adjoining property, Unit 9, is also available to let and provides an additional 4,683 sq ft which would give a total area of 9,363 sq ft. It will be possible to open up the party wall to link both buildings. Unit 10 is also available, 4,680 sq ft.

AMENITIES

- Minimum eaves 17øö
- 3 phase power
- Mains gas
- Roller shutter door 11øö wide and 13ø7ö height
- 4 parking spaces and land to side
- Sodium lighting to unit

TERM

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

RENT

£23,335 p.a, exclusive of all other outgoings.

EPC

Awaiting EPC

VAT

We are advised that VAT is not charged on the rent.

RATES

Rateable value: £32,750.00
Rates payable: £14,180.75 (2011/2012)

We recommend that all interested parties make their own enquiries with West Berkshire Council to ensure that these figures are correct.

SERVICE CHARGE

A service charge is levied in respect of common areas on the Estate. Further information can be obtained on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

RD/msw/details/8fleming
SUBJECT TO CONTRACT
Details prepared October 2011.