

# TO LET



## INDUSTRIAL / WAREHOUSE UNIT SUITABLE FOR TRADE COUNTER USE

### 1,841 SQ FT



**8 THE PADDOCK  
HAMBRIDGE ROAD  
NEWBURY  
RG14 5TQ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://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 Paddock is located on the south side of Hambridge Road close to the junction with Bone Lane. Newbury town centre is approximately ½ mile to the west. This is a popular location for a number of national and local companies and The Paddock has become established as a centre for trade counter businesses. Other tenant's in the area include Brewers, Newbury Welding Supplies, Plumbase, Grahams and Sally Hair and Beauty.

## DESCRIPTION

Unit 8 is a mid-terrace property constructed around a steel portal frame with brick and block cavity walls and laminated profile cladding. The unit provides clear span workshop/storage accommodation with male and female WC facilities. Amenities provided with the property include;

- Concertina loading door 13'6" wide x 10'2" high
- 3 phase power
- Mains gas
- Translucent roof panels
- Painted concrete floor
- Fluorescent lights
- Electric heating

## ACCOMMODATION

Width 53'6"  
Depth 34'5"

Total area: 1,841 sq ft

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

## TERMS

Unit 8 is available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£13,350 plus VAT, per annum (£7.25 per sq ft).

## RATES

Rateable Value: £15,250.00  
Rates Payable: £ 6,496.50 (2011/12)

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

## EPC

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

124 This is how energy efficient the building is.

Full EPC report available on request

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas at The Paddock. The budgeted figure for 2011 is £1,831 per annum, plus VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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](http://www.commercialleasecodeew.co.uk)

JV/msw/8ThePaddock  
Subject to Contract  
Details updated November 2011.