

TO LET



MODERN WAREHOUSE UNIT

2,448 SQ FT / 227 SQ M



UNIT 1
BROOKWAY TRADING ESTATE
HAMBRIDGE LANE
NEWBURY
RG14 5PE

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Brookway is situated on the established Hambridge Lane Industrial Estate close to the junction with Hambridge Road.

Hambridge Road provides direct access to the A4 and also leads directly to Newbury town centre approximately 1.5 miles to the west. Junction 13 of the M4 motorway is approximately 4 miles to the north.

DESCRIPTION

Unit 1 is a modern part brick and block unit with part profile cladding to the exterior. The unit provides clear span workshop/storage with male and female WC's. Amenities include;

- Concertina loading door
- 3 phase power
- Translucent roof panels
- Parking for 6 cars
- Sodium lighting
- Painted floor

Accommodation;

2,448 sq ft – calculated on a gross internal basis (RICS Code of Measuring Practice 6th Edition).

TERMS

The unit is available on flexible terms, full repairing and insuring leases.

RENT

£15,300 p.a. plus VAT (£6.25 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 this information is correct.

SERVICE CHARGE

A service charge is levied in respect of common areas, the budgeted figure for 2011 is £0.87p psf, plus VAT.

EPC

We are advised that as this unit does not have any heating no EPC is required under current Government Guidelines.

VIEWING

Strictly by prior appointment with sole agents:



Contact: Richard Deal
richard@dealvarney.co.uk



Contact: Alec White
awhite@sharpscommercial.co.uk

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.commericalleasecodeew.co.uk

RD/msw/1Brookway
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Subject to Contract