

TO LET



WORKSHOP / WAREHOUSE

4,683 SQ FT / 435 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 10, 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.

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 10 is a mid-terraced property that provides clear span warehouse accommodation with ground floor reception area.

There is a large concrete car parking area immediately to the front of the property.

ACCOMMODATION:

Warehouse: 4,683 sq ft *GIA

The adjoining property, Unit 9, is also available to let and provides an additional 4,680 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.

AMENITIES

- Male and female WC's.
- Gas blower heater.
- 3 phase power supply
- Roof lights
- Roller shutter door 14ft 10ins high x 11ft 8ins high.
- 17ft10ins eaves.
- 4 Parking spaces

TERM

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

RENT

£23,190 p.a. Exclusive of all other outgoings.

LEASE

Terms of 3 or more years preferred.

EPC

Awaiting EPC

VAT

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

RATES

Rateable value: £28,500.00

Rates payable: £12,340.50 (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

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

RD/msw/details/10fleming
SUBJECT TO CONTRACT