

# TO LET



## MODERN INDUSTRIAL UNIT

**2,016 SQ FT (187 SQ M)**  
(Gross internal measurement)



**9 STUDLAND ESTATE  
BALL HILL  
NEWBURY  
RG20 OPQ**

**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)**

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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

The property is located on the Studland Estate to the south of Newbury by approximately 3 miles. Whilst rural, the site is close to the A34 Newbury bypass junction at Andover Road/Washwater, approximately 3 miles distant.

## DESCRIPTION

The property was built in approximately 1994 with steel portal frame, cavity block walls and pitched insulated roof. There is a roller shutter door and pedestrian door.

Amenities include;

- WC facilities and office area
- 13ft eaves (to main area)
- 3 phase electricity
- 6 car parking spaces

## RENT

£12,000 per annum, plus VAT.

## RATES

Rateable Value: £10,750.00

Rates Payable: £ 4,579.50 (2011/12)

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

## SERVICE CHARGE

A small service charge will be levied for the general running and maintenance of the estate and this is budgeted at approximately £800 per annum.

## EPC



Full EPC available on request

## 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)

RD/msw/9StudlandEstate  
Subject to Contract  
Details prepared January 2012