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**THE PADDOCK NEWBURY RG14 5TQ**



**RENTS FROM**  
**£3.50**  
**PER SQ FT!**  
\*For Terms & Conditions visit [www.letdirectonline.com](http://www.letdirectonline.com)

**TO LET TRADE / WAREHOUSE UNITS**

Units from 171 sq m (1,841 sq ft) to 341 sq m (3,670 sq ft)

On the Instructions of:



**INDUSTRIAL PROPERTY  
INVESTMENT FUND**



## Location

The Paddock is located on the south side of Hambridge Road, close to the junction with Bone Lane. Newbury Town Centre is approximately 1/2 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.

## Accommodation Schedule

Available accommodation comprises of the following GIA.

Units	Sq M	Sq Ft
1A	230	2,474
2	341	3,670
8	171	1,841

## Description

The premises comprise industrial/warehouse units of steel portal frame construction under a pitched roof. The units specification vary but broadly comprise of a steel roller shutter loading door, WC and parking facilities on site.

## Amenities

Depending on the unit, amenities include:

- 3 Phase power
- Mains Gas
- Translucent roof panels
- Fluorescent strip lighting
- Electric heating
- Separate personel door

## Lease Terms

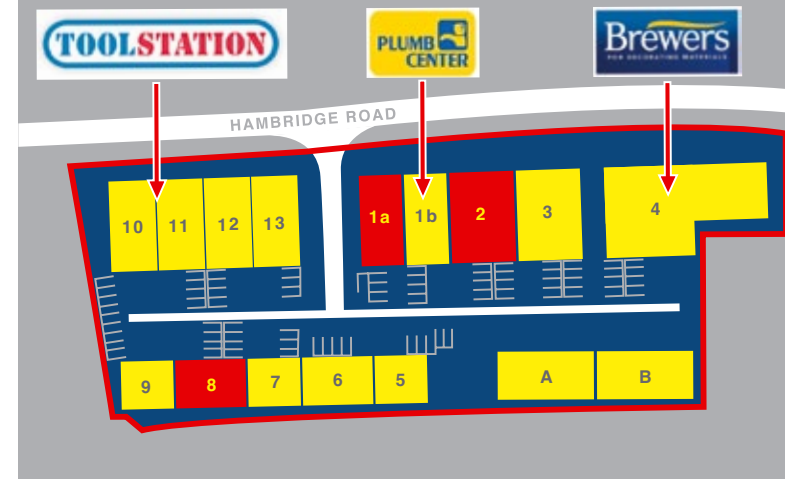
The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed. Quoting rents available on application.

## Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.



## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## Viewing

Strictly by appointment only with the joint agents

## Kelly Canterford

kelly.canterford@ipif.co.uk

## Jon Varney

jon@dealvarney.co.uk



# THE PADDOCK, HAMBRIDGE ROAD, NEWBURY



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