

# TO LET



**PRELIMINARY INFORMATION**

## **REFURBISHED WORKSHOP / WAREHOUSE PREMISES**

**1,769 SQ FT – 8,442 SQ FT**



**TURNPIKE INDUSTRIAL ESTATE  
TURNPIKE ROAD  
NEWBURY  
RG14 2LR**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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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

Turnpike Industrial Estate is located to the northeast of Newbury approximately 1.5 miles from the town centre. Located roughly mid-way between Newbury and Thatcham it is easily accessed from the A4, at the Hambridge Road intersection.

## DESCRIPTION

The Estate provides excellent workshop/warehouse units which are scheduled to be refurbished during 2017 and on completion will offer a range of sizes from as little as 1,769 sq ft. It will be possible to combine units to match the occupier's requirements.

Each property will be equipped with mains electricity, gas, water and drainage and the detailed specification of individual units can be provided on request.

## ACCOMMODATION

Unit No	Gross Internal Floor Area
1 & 2	8,442 sq ft
3 & 4	4,421 sq ft
5	2,363 sq ft
6	2,070 sq ft
7	2,233 sq ft
8	1,769 sq ft
9	1,950 sq ft
10 & 11	3,945 sq ft
12	2,482 sq ft
13	2,054 sq ft
14	4,876 sq ft
15	2,805 sq ft
16	2,762 sq ft

## TERMS

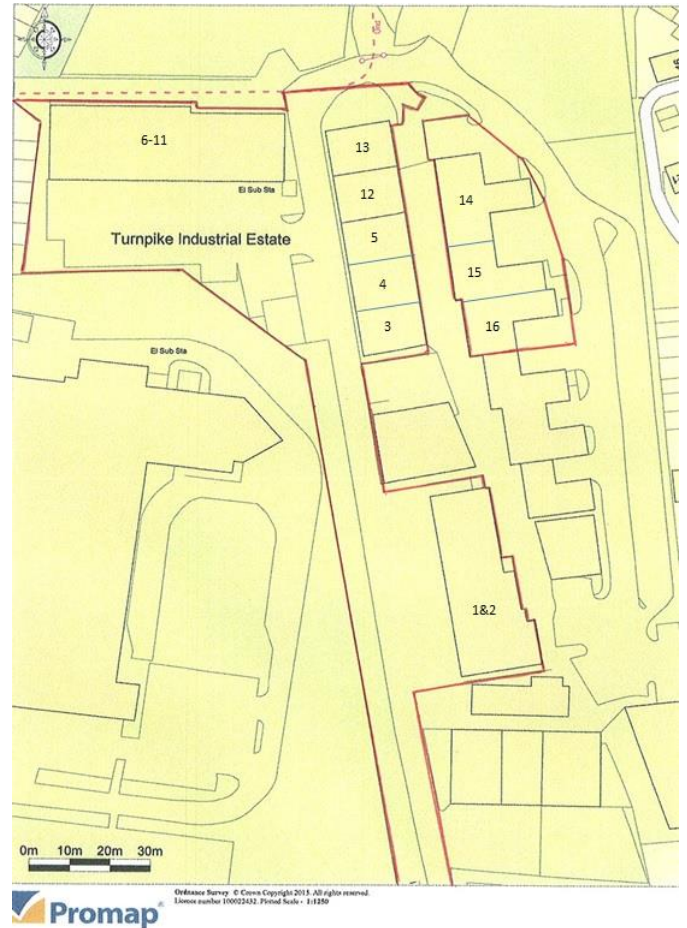
The units will be available to let on a new full repairing and insuring lease for a term to be agreed. Preference will be given to a minimum term of 5 years.

## RENT

From £8.50 plus VAT per sq ft, per annum, but a higher rent may be applicable to a number of the properties.

## RATES

To be assessed.



## SERVICE CHARGE

The service charge will be payable in respect of maintenance and repair of common parts on the Estate estimated to be 30p plus VAT, per sq ft, per annum.

## EPC

Energy Performance Certificates are available for each property and can be provided to all interested parties. It should be noted that the EPC rating may vary following completion of the refurbishment works so any information given should be used for guidance purposes only at this stage.

## VIEWING

Strictly by prior appointment with joint sole agents;

**DEAL VARNEY**  
**(01635) 550211**

Or

**RICHARDSON COMMERCIAL**  
**(01635) 282566**