

TO LET



HIGH TECH BUSINESS/OFFICE/STORAGE UNIT

6,173 SQ FT
(Gross Internal Area)



**1 RED SHUTE INDUSTRIAL ESTATE
HERMITAGE
RG18 9QL**

**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

Red Shute Industrial Estate can be found approximately ½ mile south of the village of Hermitage, within close proximity to J13 of the M4 and about 5 miles from Newbury. If travelling from Newbury, the Industrial Estate can be found just before the village of Curridge. Turn right off the B4009 onto Red Shute Hill and Saw Mill Road will be found on your left.

DESCRIPTION

Unit 1 is a steel portal framed construction with brick and block cavity walls to the ground floor and steel profile cladding above. The ground floor space provides an open plan workshop/warehouse. The first floor offers good quality air cooled office accommodation. WC and kitchenette facilities are located on both floors.

Amenities include;

- Central heating
- Suspended ceiling
- Double glazing
- Recessed Category 2 fluorescent lighting
- Air cooling in part
- Internal security cage to the ground floor
- 3 phase power
- Roller shutter door 11'9" wide x 13'11" high
- Window security bars
- Network cabling
- Carpeting to offices
- Parking



ACCOMMODATION

Ground floor: 3,113 sq ft
First floor: 3,060 sq ft
Total: 6,173 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

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

RENT

£52,500 per annum, plus VAT.

RATES

Rateable Value: £28,000

Rates Payable: £13,440 (2018/2019)

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

SERVICE CHARGE

A service charge is payable in respect of maintenance of common areas on the Estate. The budgeted charge for 2016/17 is £1,100 plus VAT, per annum.

EPC

The Energy Performance Certificate rating is C-72. A full copy of the EPC is available on request.

LEGAL FEES

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with joint agents;



(01635) 550211

Or



(01635) 255501

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.commercalleasecodeew.co.uk

JV/mw/1RedShute
Subject to Contract
Details updated March 2018