

# TO LET



**RECENTLY REFURBISHED**

**WAREHOUSE / INDUSTRIAL PROPERTY**

**2,778 SQ FT  
(Gross Internal Area)**



**UNIT 5  
BONE LANE  
NEWBURY  
RG14 5SH**

**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)**

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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Unit 5 is located on the popular Bone Lane Industrial Estate, approximately ½ mile to the east of Newbury town centre. Bone Lane connects with Hambridge Road and Kings Road to provide direct access to both the A4 and A339.

## DESCRIPTION

This is a mid-terrace property which provides ground and first floor offices fronting onto Bone Lane with workshop/warehouse to the rear. The offices are arranged as one large open plan office on the ground floor with a separate entrance lobby directly from the front floor. On the first floor there are two offices and one WC. As well as a small parking area to the rear of the property additional car parking is provided in a large shared car park to the right of the property.



Amenities provided with the property include;

### Warehouse

- Minimum eaves 11'4"
- Fluorescent lighting
- Translucent roof panels
- 30 amp twin sockets
- 3 phase power
- Painted floor
- Painted walls
- Gas blower heater
- Roller shutter door 10' high x 10' wide
- 2 WC's

### Offices

- Carpeting
- Gas fired central heating
- Double glazed UPVC windows
- Security alarm
- 1 first floor WC

## ACCOMMODATION

Warehouse:	1,730 sq ft
Ground Floor Office:	<u>524 sq ft</u>
First Floor Office:	524 sq ft

Total: 2,778 sq ft

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

## TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of 5 years will contain provision for an upward only rent review



## RENT

£22,250 per annum (£8 per sq ft). VAT will be charged on the rent.

## RATES

Rateable Value:	£15,000
Rates Payable:	£ 7,200 (2018/2019)

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

## EPC

The Energy Performance Certificate rating is B-39. A full copy is available on request.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of the common areas on the Estate budgeted at £1,666.80 plus VAT for 2017/18.

## VIEWING

Strictly by prior appointment with joint agents;

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

Or

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

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)

JV/msw/5BoneLane  
Subject to Contract  
Details updated March 2018