

TO LET



WORKSHOP / WAREHOUSE

7,790 SQ FT
(GROSS INTERNAL AREA)



UNIT H
HAMBRIDGE LANE
NEWBURY
RG14 5TU

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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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Hambridge Lane is located on the popular Hambridge Road Industrial Estate, approximately 1.5 miles to the east of Newbury town centre. Access is via Hambridge Road which links directly to the A4 and also to the A339 both of which provide excellent vehicular access to the local road network and Junction 13 of the M4 motorway approximately 4 miles to the north.



DESCRIPTION

Unit H is a mid-terrace workshop/warehouse which provides clear span accommodation ideally suited for production or warehouse purposes. The building has a ground floor office/reception and an open plan first floor office. To the front of the property is a large concrete forecourt which provides approximately 12 on site car parking spaces plus ample space for freight vehicles to park in front of the roller shutter door.

Amenities provided with the property include the following;

Warehouse

- 16' min eaves height
- Roller shutter door 16' high x 13' wide
- Sodium lighting
- 3 phase power
- Wall mounted electric Radiant heaters
- Mains gas (capped off with no meter in situ at present)
- Small electronic weigh bridge

Offices

- Electric wall mounted heaters
- UPVC double glazed windows
- Carpeting
- Surface mounted fluorescent lighting
- 3 ground floor WC's with wash hand basins

ACCOMMODATION

Warehouse:	7,000 sq ft
Ground floor office:	395 sq ft
First floor office:	<u>395 sq ft</u>
Total:	7,790 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 offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£62,000 per annum, plus VAT (£7.95 psf). Rent is to be paid quarterly in advance.

RENT DEPOSIT

The tenant will be required to lodge a deposit of not less than 3 months rent plus VAT to be held by the landlord for the term of the lease.

RATES

Rateable Value: £34,500

Rates Payable: £16,560 p.a. (2018/2019)

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

EPC

The Energy Performance Certificate rating is E-122
A full copy of the EPC is 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

JV/msw/H HambridgeLane
Subject to Contract
Details updated March 2018