

TO LET



WORKSHOP / WAREHOUSE UNIT IDEALLY SUITED FOR MOTOR TRADE

4,294 SQ FT



**UNIT 89D
GREENHAM BUSINESS PARK
NEWBURY
RG19 6HN**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Greenham Business Park is situated on the south side of Newbury on the A339 which connects to Basingstoke to the southeast and Newbury at Junction 13 of the M4 motorway to the north. The Business Park is home to in excess of 100 businesses and presently provides accommodation in excess of 2 million sq ft.

DESCRIPTION

Building 89D is a single storey workshop/warehouse which provides clear span accommodation. It has a motorised roller shutter door at both ends and is also fitted with the following amenities;

- Sodium lighting
- Translucent roof light panels
- Oil fired blower heaters
- 3 phase power
- 12ft 6in minimum eaves height
- WC facilities in the communal toilet block shared with other occupiers and maintained through a common service charge
- Motorised roller shutter door to the front 12ft wide x 13ft high
- Motorised roller shutter door to the side 11ft wide x 11ft high
- On site parking for approximately 20 vehicles

The former tenant was involved with the motor trade and the landlord would be willing to accept a tenant also wishing to use the property for motor related purposes but other workshop/warehouse users will certainly be considered.

ACCOMMODATION

| | |
|-------------------|-------------|
| Maximum depth: | 113 ft |
| Maximum width: | 38 ft |
| Total floor area: | 4,294 sq ft |

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

TENURE

The property is available to let on a new lease for a term to be agreed which will be fixed for at least one year but the lease will thereafter contain a mutual rolling break clause operated by not less than 6 months notice.

RENT

£6.50 per sq ft, equating to £28,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RATES

| | |
|-----------------|---------------------|
| Rateable Value: | £17,000 |
| Rates Payable: | £ 7,922 (2018/2019) |

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

SERVICE CHARGE

There is a service charge for the maintenance of the common area on the Estate and on site security which is presently £1 per sq ft, per annum, per VAT.

EPC

The Energy Performance Certificate rating is G-151 It is in the process of being registered for PRS purposes.

VIEWING

Strictly by prior appointment with joint agents;



(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.commericalleasecodeew.co.uk

JV/msw/Unit89D
Subject to Contract
Details prepared October 2018