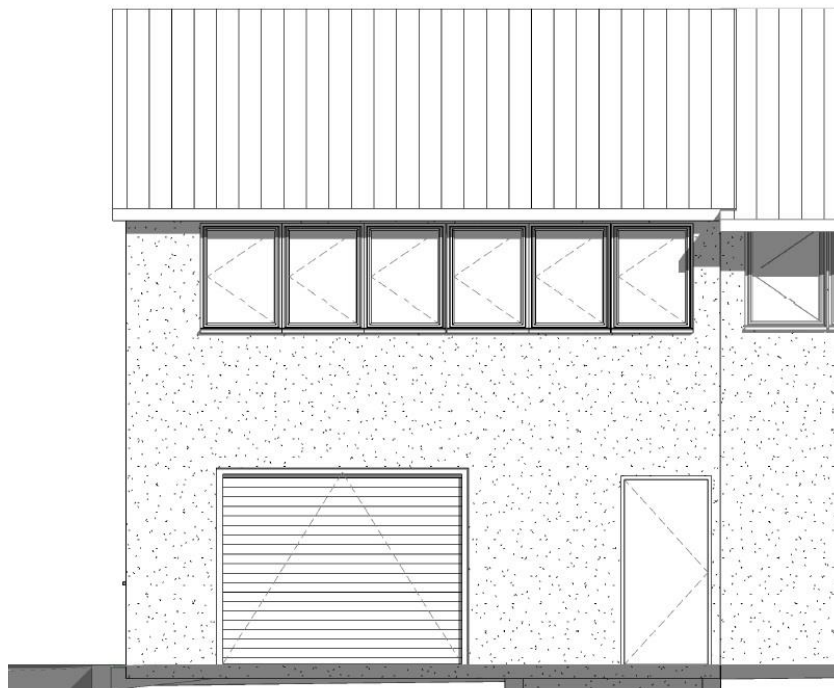


# TO LET



## BRAND NEW WORKSHOP & OFFICE BUSINESS UNIT

**1,518 SQ FT**  
(GROSS EXTERNAL AREA)



**North West - Proposed**

**UNIT 6  
STUDLAND ESTATE  
BALL HILL  
NEWBURY  
RG20 0PW**

**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.

## LOCATION

Studland Estate is located at Ball Hill, approximately 5 miles to the southwest of Newbury. This is a predominantly rural location but provides quick and easy access onto the A34 at the Andover Road intersection just 3 miles away.

## DESCRIPTION

Unit 6 is a brand new purpose built two storey business unit which provides ground floor workshop/warehouse accommodation with first floor offices. Each floor will be completely open plan and finished to a very high standard, equipped with the following amenities;

### Workshop / Warehouse

- 3 phase power
- Roller shutter door
- LED lighting
- WC
- UPVC double glazed windows

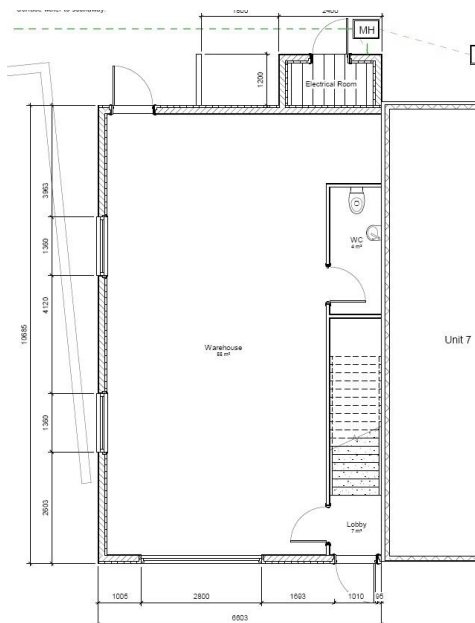
### First Floor Offices

- Carpeting
- LED lighting
- Oil fired heating
- Double glazed UPVC windows
- Tea point
- WC

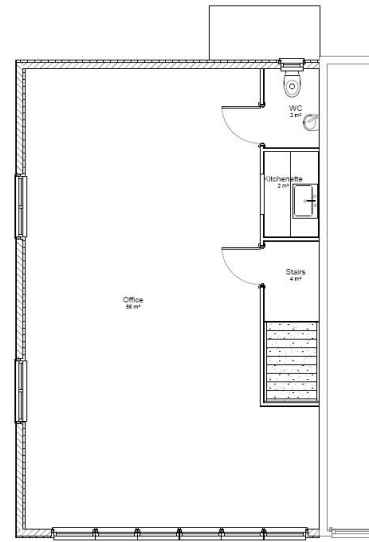
## ACCOMMODATION

|               |             |
|---------------|-------------|
| Ground Floor: | 759 sq ft   |
| First Floor:  | 759 sq ft   |
| Total:        | 1,518 sq ft |

These areas have been calculated on a gross external basis in accordance with the RICS Code of Measuring Practice.



Ground Floor - Proposed



First Floor - Proposed

## PARKING

3 car spaces are provided.

## TERMS

The property is offered to let on a new full repairing and insuring lease for a term of not less than 5 years. Any lease in excess of 5 years will contain provision for an upward only rent review.

## RENT

£16,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

## RENT DEPOSIT

The landlord will require a deposit equivalent to not less than 3 months rent plus VAT.

## RATES

To be assessed.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate.

## EPC

An Energy Performance Certificate will be provided on completion of the building.

## HOURS OF OPERATION

The communal yard is open between the hours of 6:30am and 6pm Monday to Friday and 7:30am to 1:30pm on Saturdays. Access to the property outside of these times may be permitted but no disturbance must be caused to the neighbouring occupiers.

## VIEWING

Strictly by prior appointment with sole agents;

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