

# TO LET



## **WAREHOUSE / WORKSHOP** **(To be let following comprehensive refurbishment)**

**10,146 SQ FT**  
**GROSS INTERNAL AREA**



**UNIT 8 HAMBRIDGE LANE**  
**NEWBURY**  
**BERKSHIRE**  
**RG14 5TU**

**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

The property is located on the south side of Hambridge Lane which forms part of the popular Hambridge Road Industrial Estate approximately 1½ miles to the east of Newbury town centre. Hambridge Road can be accessed either from the A4 which links Newbury to Thatcham or alternatively from the A339 at the Sainsbury's roundabout via Mill Lane and Bone Lane.

## DESCRIPTION

Unit 8 is an end of terrace property which provides clear span workshop/warehouse accommodation with ancillary ground and first floor offices. In front of the property is a large forecourt which provides parking for both cars and freight vehicles.

The amenities provided with the property include;

- 6 metre minimum eaves
- 2 motorised roller shutter doors each 10ft 6ins wide x 16ft 3in high
- Painted concrete floor
- Translucent roof panels
- Fluorescent lighting
- 2 overhead gas blower heaters
- Mains gas and 3 phase power
- Electric heating to offices
- Double glazed UPVC windows
- Well fitted kitchen area

## ACCOMMODATION

Warehouse:	7,788 sq ft
Ground floor office:	837 sq ft
First floor office:	<u>1,521</u> sq ft
Total:	10,146 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition).

## TERMS

The unit is available to let on a new lease directly from the landlord on terms to be agreed.

## RENT

£8.75 psf, plus VAT, per annum, exclusive of all other outgoings.

## RATES

Rateable Value: £46,750

Rates Payable: £22,954 per annum (2019/20)

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

## SERVICE CHARGE

A service charge will be paid in respect of maintenance of common areas on the Estate and the budgeted cost for 2019 is 34p per sq ft per annum, plus VAT.

## EPC

Unit 8 has an EPC rating D (89). Certificates are available upon request.

## VIEWING & FURTHER INFORMATION

Through joint agents:

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

OR

**ALTUS GROUP**  
**(01753) 689000**

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/details.8HambridgeLane  
Subject to Contract  
Details prepared March 2019