

# TO LET



## WORKSHOP / WAREHOUSE

### 988 SQ FT



**UNIT 8  
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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## 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 8 is a semi-detached property which provides clear span open workshop/warehouse space. It has an up and over loading door and 1 WC and benefits from the following amenities;

- Wall mounted fluorescent lighting
- Translucent light panels
- Concrete floor
- 3 phase power
- 1 x WC with wash hand basin
- Up and over loading door 10ft 8in wide x 12ft high
- Minimum eaves 12ft 8in
- 3 car parking spaces

## ACCOMMODATION

Unit 8: 988 sq ft

These are calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, although preference will be given to a 5 year fixed term.

## RENT

£8,400 plus VAT, per annum

## RATES

Rates Value: £6,000 (2019/2020)

Rates Payable: Zero under present regulations

There should be zero rates payable under present regulations but we recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## EPC

We are advised that this property is exempt from requiring an Energy Performance Certificate.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is presently budgeted at £327.25 plus VAT, per annum.

## HOURS OF OPERATION

The communal yard is open between the hours of 6.30 am and 6 pm Monday to Friday and 7.30 am to 1.30 pm on Saturdays. Access to the property outside of these times maybe permitted but no disturbance must be caused to the neighbouring occupiers.

## 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.commericalleascodeew.co.uk](http://www.commericalleascodeew.co.uk)

8 Studland Estate  
Subject to Contract  
Details prepared April 2019