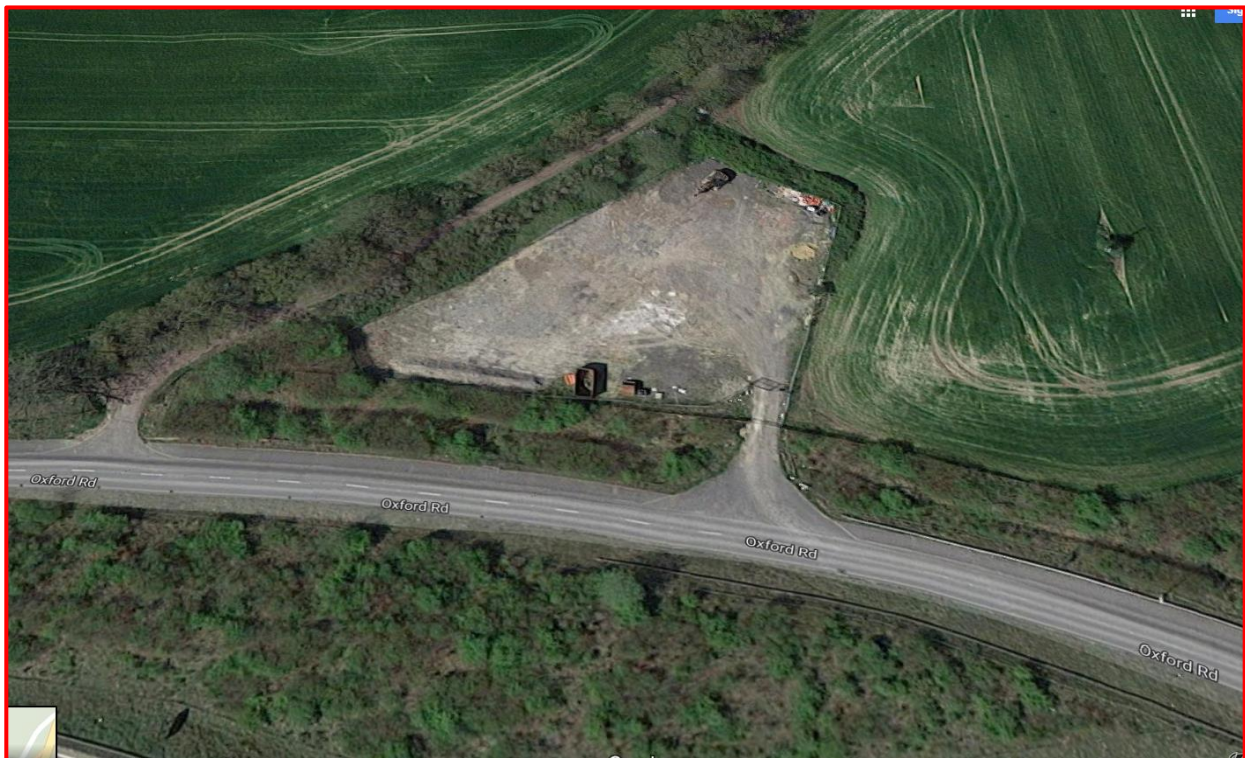


TO LET



OPEN STORAGE SITE

½ ACRE



**CLOSE TO JUNCTION 13 OFF THE M4 MOTORWAY
OXFORD ROAD
CHIEVELEY
NR. NEWBURY**

**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

The site is located to the north of Newbury and just a few hundred yards from Junction 13 of the M4 motorway. It is situated on the Oxford Road, just off the roundabout that connects directly with The Hilton Hotel and the A339. This is an excellent location for direct access onto the M4 motorway heading east/west or the A34 heading north/south.

DESCRIPTION

This is a level site which has a scalping/surface and is accessed down a slightly inclined tarmac driveway leading directly from Oxford Road. The site has a 2.5m chain link fence all around it with double gates at the entrance and has gravel/scalping all weather surface. There is no power, water supply or drainage on site.

TERMS

The site is offered to let on a new lease for a term to be agreed.

RENT

£25,000 plus VAT per annum.

RATES

The site is not presently assessed for business rates.

FURTHER INFORMATION

For further information please contact joint sole 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/Site_OxfordRd
Subject to Contract
Details prepared April 2019

