

# TO LET



**ON THE INSTRUCTION OF WEST BERKSHIRE COUNCIL**

**STORAGE / LIGHT INDUSTRIAL / OFFICE**

**394 SQ FT (37 SQ M)**

**\* All areas are gross internal**



**UNIT 6  
KENNET ENTERPRISE CENTRE  
CHARNHAM LANE INDUSTRIAL ESTATE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY**

**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 situated to the rear of Charnham Lane Industrial Estate, just off the A4 to the west of Newbury and a few paces from Hungerford High Street.

**DESCRIPTION**

Unit 6 is one of a number of single storey business units originally developed by the District Council to promote and assist local businesses. There is a single WC and wash hand basin and two windows providing natural light to the workspace.

**PLANNING**

Planning consent for B1 and B8 uses.

**RENT**

£3,950 per annum.

Note: Rent includes service charge but VAT is charged in addition.

**RATES**

Rateable Value: £3,600

The rateable value is below the minimum level for Small Business Rate Relief and therefore no rates are charged.

We recommend all interested parties make their own enquiries with the local Council to ensure this information is correct.

**SERVICE CHARGE**

This covers waste collection, grounds and external maintenance.

**TERMS**

Short term lets available, medium or longer term lets will be considered.

**PARKING**

No parking designated but there are sufficient spaces on site for the tenants needs.

**COSTS**

Ingoing tenants may be required to pay the Council's reasonable legal fees.

**EPC**

The Energy Performance Certificate rating is G-185, a new EPC will be sought depending on the final use and improvements the Council may undertake.

**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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

RD/msw/6KennetEnt  
Subject to Contract  
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