

TO LET



BRAND NEW WORKSHOP & OFFICE BUSINESS UNIT

1,518 SQ FT
(GROSS EXTERNAL AREA)



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

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 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

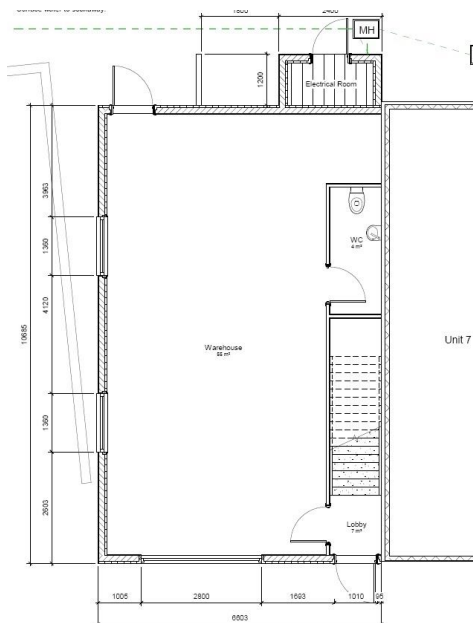
First Floor Offices

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

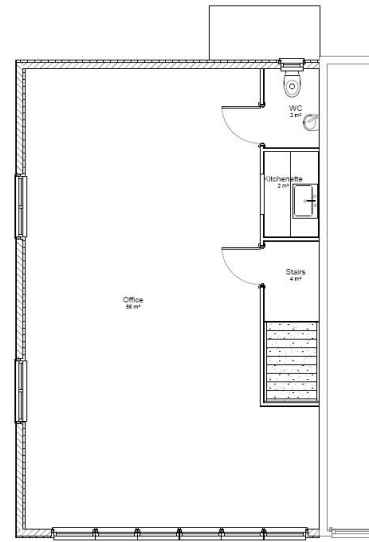
ACCOMMODATION

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 which is presently budgeted at £466.48 plus VAT, per annum.

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