

TO LET



WORKSHOP / WAREHOUSE

3,403 SQ FT
(Gross Internal Area)



(Archive photo)

BOW HOUSE
3A, BROOKWAY
HAMBRIDGE LANE
NEWBURY
RG14 5RY

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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

Brookway is a popular trading estate located off Hambridge Lane just to the east of Newbury town centre. Hambridge Lane is an extension of the popular Hambridge Road Industrial Estate which can be accessed via the A4 which in turn connects directly with Newbury approximately 1½ miles to the west.

DESCRIPTION

The property is a modern semi-detached unit which provides a combination of clear span workshop with ground and first floor offices plus additional mezzanine storage. The first floor offices have air-conditioning and wall mounted electric heating.

Amenities provided include:

Warehouse

- 3 phase power supply
- Motorised roller shutter door, 9'10" wide x 13' high
- Minimum eaves height 15'6"
- Fluorescent strip lights
- Kitchen
- Male and female WC's
- Reception office

Offices

- Suspended ceiling
- LED lighting
- Carpeting
- Air-conditioning to first floor offices
- Electric wall mounted heaters

There is a secure communal yard to the front of the property which also serves the adjoining unit. The yard has steel palisade fencing with lockable double gates. In addition there is a further fenced compound available by separate negotiation which can accommodate up to 9 vehicles.

ACCOMMODATION

Warehouse:	1,643 sq ft
Ground floor offices/ kitchen/WC's:	880 sq ft
First floor offices:	670 sq ft
Mezzanine:	<u>210 sq ft</u>
Total:	3,403 sq ft

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

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£27,250 per annum (£8 per sq ft), exclusive of all other outgoings. Rent is to be paid quarterly in advance, and we understand that VAT is not charged on the rent.

DEPOSIT

Subject to receipt of satisfactory references and accounts the landlord reserves the right to request a minimum of one quarters rent to be held as a deposit for the duration of the lease term.

RATES

Rateable Value: £17,000

Rates Payable: £ 8,347 p.a. (2019/2020)

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

EPC

The Energy Performance Certificate rating is E-102. A full copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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

JV/msw/3aBowHs
Subject to Contract
Details prepared July 2019