

TO LET



SECURE OPEN STORAGE SITE

1.2 ACRES



**HAMBRIDGE LANE
NEWBURY
BERKSHIRE
RG14 5ST**

**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 occupies an extremely prominent location adjacent to the roundabout at the junction of Hambridge Road, Hambridge Lane and the new bridge which provides access over the railway line to the racecourse.

Hambridge Lane is located approximately 1 mile to the east of Newbury town centre and provides direct access onto the A4 and via Kings Road to the A339. Junction 13 of the M4 motorway is approximately 4 miles from the site.

DESCRIPTION

This is a level rectangular site covering an area of 1.2 acres. It is a secure site with 2 meter palisade fencing and concrete hardstanding covering the majority of the surface area. Power and water is available on site but there is no foul drainage.

TERMS

The property is offered to let on a new lease for a fixed period of 12 months with rolling 3 month extension thereafter.

RENT

£50,000 per annum, plus VAT.

RATES

Rateable Value: £51,000

Rates Payable: £25,704 (2019/20)

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

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(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.commericaleasecodeew.co.uk