

TO LET



WORKSHOP / WAREHOUSE

1,190 SQ FT



**UNIT 10
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 10 is an end of terrace property which provides clear span open workshop/warehouse space. It has an up and over loading door and 1 WC plus a small store and a mezzanine store/open office. The building is constructed from steel portal frame with blockwork walls and has a pitched insulated roof which incorporates translucent light panels.

Amenities provided with the property include the following;

- Up and over loading door 10ft 6in wide x 10ft 6in high
- UPVC personnel entrance doors and double glazed windows
- LED lights
- Painted concrete floor
- Painted concrete blockwork walls
- 3 phase power
- Tea point with sink and space for dishwasher
- 4 car parking spaces



ACCOMMODATION

Ground floor:	1,076 sq ft
First floor store/office:	114 sq ft
Total:	1,190 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, although preference will be given to a 5 year fixed term. There will be a rent review at the end of the third year.

RENT

£10,200 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rates Value: £6,500 (2019/2020)
Rates Payable: Zero under present regulations

There should be zero rates payable under present regulations but we recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC

The Energy Performance Certificate rating is E-104. A full copy of the EPC is available on request.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is presently budgeted at £357.00 plus VAT, per annum.

HOURS OF OPERATION

The communal yard is open between the hours of 6.30 am and 6 pm Monday to Friday and 7.30 am to 1.30 pm on Saturdays. Access to the property outside of these times maybe permitted but no disturbance must be caused to the neighbouring occupiers.

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

10 Studland Estate
Subject to Contract
Details prepared October 2019