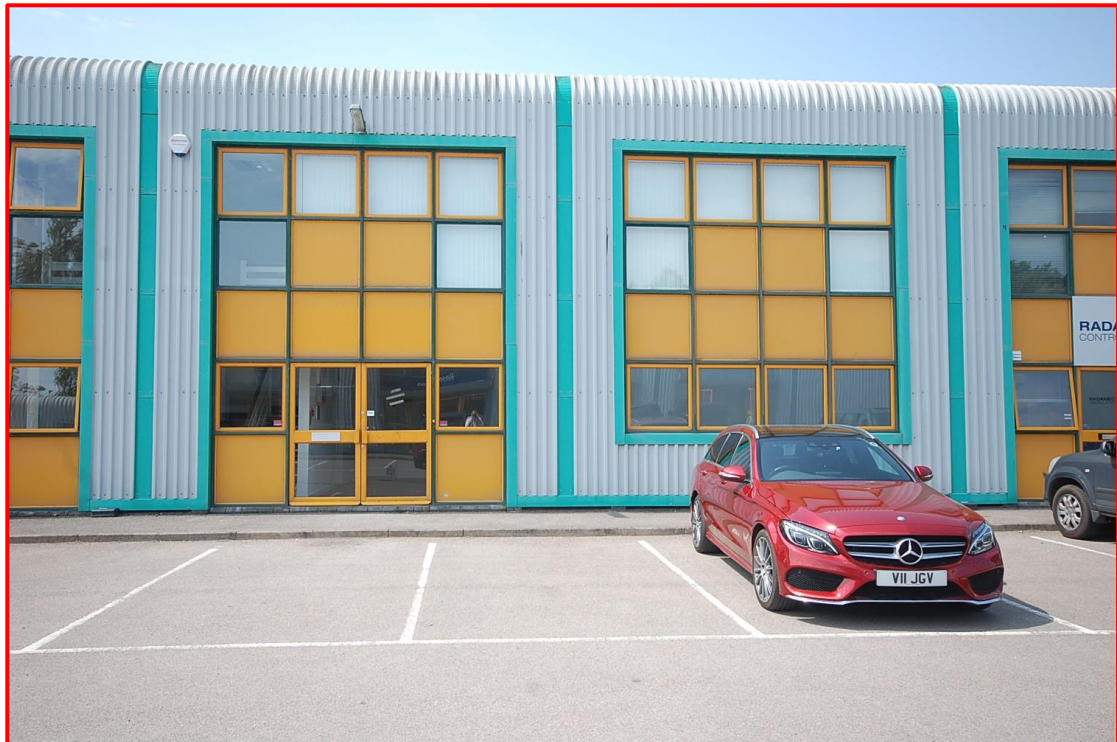


# TO LET



## INDUSTRIAL / WORKSHOP UNIT

**4,254 SQ FT**  
(GROSS INTERNAL AREA)



**A2 CYRIL VOKINS ROAD  
HAMBRIDGE LANE  
NEWBURY  
RG14 5XB**

**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

Cyril Vokins Road is located at the eastern end of Hambridge Lane which forms part of one of Newbury's premier industrial estates. Newbury town centre is approximately 1.5 miles to the west and can be accessed by the A4 which in turn links with junction 13 of the M4 motorway approximately 4.5 miles to the north.

## DESCRIPTION

A2 is a mid-terrace modern industrial/warehouse unit constructed around a steel portal frame with laminated steel profile sheeting cladding the walls and pitched roof. The building provides ground and first floor offices to the front with workshop/warehouse at the rear where there is a large concrete apron capable of accommodating articulated vehicles for deliveries to the motorised up and over loading door.



Amenities provided within the property include;

### Offices

- Carpeting
- Suspended ceiling
- Electric wall mounted heaters
- 2 WCs on the ground floor
- 1 WC on the first floor

### Warehouse

- Min eaves 18ft
- Motorised up and over loading door 13ft 10in wide by 17ft high
- Translucent roof panels
- Sodium lighting
- Gas fired radiant heaters
- Painted concrete floor
- Numerous power sockets
- Single phase power
- Mains gas

## ACCOMMODATION

|                      |                  |
|----------------------|------------------|
| Warehouse:           | 2,652 sq ft      |
| Ground floor office: | 801 sq ft        |
| First floor office:  | <u>801 sq ft</u> |
| Total:               | 4,254 sq ft      |

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

## PARKING

On site car parking spaces are provided.

## TERMS

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

## RENT

£40,500 plus VAT, per annum, exclusive of all other outgoings.

## RATES

Rateable Value: £26,000

Rates Payable: £12,766 (2019/2020)

We recommend 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-109 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 £2,254.62 2019/2020.

## 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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

JV/msw/A2 CyrilVokinsRd  
Subject to Contract  
Details prepared Nov 2019