

TO LET



INDUSTRIAL / WORKSHOP

1,733 SQ FT



Archive photo

**UNIT 18 RIVERPARK
AMPERE ROAD
NEWBURY
RG14 2DQ**

**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.

LOCATION

Riverpark is located at the end of Ampere Road, which is one of the main roads off the London Road Industrial Estate. It is located close to the Robinhood Roundabout on the A4 and can also be accessed via the new slip road on the A339.

DESCRIPTION

Unit 18 is a modern unit constructed around a steel portal frame with laminated steel insulated cladding to the walls and roof. The roof incorporates translucent light panels and the property is provided with the following amenities;

- 3 phase power
- Mains gas
- Up and over loading door 9ft 10ins wide x 11ft 4ins high
- 1 x WC
- Minimum eaves 11ft
- Gas fired blower heater
- Painted concrete floor

ACCOMMODATION

The unit provides a gross internal area of 1,733 sq ft.

CAR PARKING

On site car parking is provided for 3 vehicles.

TERMS

Unit 18 is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£17,330 per annum, plus VAT. Rent is to be paid quarterly in advance.

DEPOSIT

Subject to receipt of satisfactory references and accounts the landlord reserves the right to request a rent deposit.

RATES

Rateable Value: £10,500.00

Rates Payable: £ 5,155.50 (2019/20)

If this property is the occupier's sole commercial building they should benefit from Small Business Rate Relief which will mean that they will pay zero rates.

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to obtain further information.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate and the budgeted charge for 2020 is £1,250 plus VAT.

EPC

The Energy Performance Certificate rating is D-88. A full copy of the EPC is available on request.

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/18Riverpark
Subject to Contract
Details prepared March 2020