

TO LET



MODERN WORKSHOP/WAREHOUSE UNIT

2,448 SQ FT



**UNIT 1
BROOKWAY TRADING ESTATE
HAMBRIDGE LANE
NEWBURY
RG14 5PE**

**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.

LOCATION

Brookway is situated on the established Hambridge Lane Industrial Estate close to the junction with Hambridge Road.

Hambridge Road provides direct access to the A4 and also leads directly to Newbury town centre approximately 1.5 miles to the west. Junction 13 of the M4 motorway is approximately 4 miles to the north.

DESCRIPTION

Unit 1 is an end of terrace unit constructed around a steel portal frame with brick and block walls to a height of approximately 7ft and laminated profile steel cladding above with the same material used on the pitched roof. The unit provides clear span workshop/storage which benefits from the following amenities include;

- Roller shutter loading door (9ft 4in wide x 12ft 5in high)
- 3 phase power
- Translucent roof panels
- Sodium lighting
- Painted floor
- Painted walls
- Min eaves height 12'
- 2 x WCs
- Yard & parking for approximately 5 cars plus truck space in front of the loading door.



ACCOMMODATION

The property provides a gross internal area of 2,448 sq ft measured 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

£22,000 plus VAT, per annum.

RENT DEPOSIT

Subject to receipt of satisfactory accounts and reference on the tenant the landlord reserves the right to request a deposit of at least 3 months rent plus VAT.

RATES

Rateable Value: £14,250.00

Rates Payable: £ 7,167.75 (2020/21)

The rates payable figure shown above is calculated on the assumption of a 95% reduction in the standard rates payable figure which would be £5,880.

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

SERVICE CHARGE

A service charge is levied in respect of common areas on the Estate and the budgeted figure for 2017 is £2,883 plus VAT.

EPC

The Energy Performance Certificate rating is C-55
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:



Contact: Jon Varney

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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