

TO LET



WORKSHOP / WAREHOUSE

**5,392 SQ FT (INCLUDING MEZZAINE)
(GROSS INTERNAL AREA)**



**UNIT E
RED SHUTE HILL
HERMITAGE
RG18 9QL**

**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

Red Shute Industrial Estate is located on the south side of Hermitage and is situated just 2 miles from Junction 13 of the M4 motorway. This is a superb location for quick and easy access onto the main distribution routes in central southern England as the A34 running north to south also intersects at Junction 13. Newbury town centre is approximately 4 miles to the south.

DESCRIPTION

Unit E is a detached modern workshop/warehouse unit of steel frame construction with brick and block walls to a height of approximately 8ft and laminated profile cladding to the walls and the pitched roof. The building has an up and over loading door at either end with a private tarmac car park to the front, providing space for 11 cars. To the rear of the building is another tarmac yard which has a canopy above the loading door. Internally the building provides clear span space and at the front of the property there are two offices, one either side of the loading door with a mezzanine floor above these. This also extends across the loading area which reduces the height for access through the front door to 3.256 metres.

Amenities provided within the property include;

Workshop

- 3 phase electricity
- Minimum eaves 18ft
- Maximum height to the apex 24ft
- Sodium lighting
- Translucent roof light panels
- 2 x motorised up and over loading doors
- Front door 10ft high x 11ft 6in wide
- Rear door 16ft high x 12 ft wide

Offices

- Carpeting
- Electric heating
- Double glazed UPVC windows
- Fluorescent lighting
- 2 x WCs
- Tea point

Mezzanine Floor

A substantial mezzanine is constructed at the front of the property spanning the two offices and the loading door. This provides good headroom with a minimum height of 7ft 6ins and is ideally suited for additional storage purposes.

ACCOMMODATION

Workshop:	3,866 sq ft
Offices:	547 sq ft
Mezzanine:	979 sq ft
Total:	5,392 sq ft

This area has been calculated on a gross internal 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

£36,000 per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance and is subject to VAT.

RATES

Rateable Value: £28,750

Rates Payable: £14,461 (2020/2021)

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

EPC

The Energy Performance Certificate rating is E-119. 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.commericalleasecodeew.co.uk

JV/msw/E_RedShuteHill
Subject to Contract
Details prepared June 2020