

TO LET



INDUSTRIAL / WAREHOUSE UNIT

465 SQ FT



**UNIT C3
RACEVIEW BUSINESS CENTRE
HAMBRIDGE ROAD
NEWBURY
RG14 5SA**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Raceview Business Centre is located on Hambridge Road approximately ½ mile from Newbury town centre. Hambridge Road provides access to the A339 which in turn links with junction 13 of the M4 motorway approximately 4 miles to the north of the property.

DESCRIPTION

Unit C3 is a small self-contained workshop/warehouse property constructed around a steel frame with brick and block cavity walls in part and laminated profile steel cladding elsewhere. The unit has a mono pitched profile steel-sheeting roof with a minimum eaves height of 13ft6ins rising to a maximum of 16ft6ins. This unit has an up and over loading door and single phase electricity supply and mains water. There are no WCs in the unit but the drainage is installed and WCs can be connected if required by the tenant.

AMENITIES

- Single phase electricity
- Up and over loading door 9ft 6ins wide by 11ft 6in high
- Minimum eaves height 13ft 6ins rising to a maximum of 16ft 6ins
- 2 car spaces

ACCOMMODATION

Warehouse: 465 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

The property is available to let on a new lease on terms to be negotiated. Any lease in excess of 5 years will contain provision for a landlords break clause on a rolling basis subject to not less than 4 months written notice.

RENT

£6,800 per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance and is subject to VAT.

RATES

Rateable Value: £3,300

Rates Payable: £1,659 (2020/21)

For the majority of occupiers there should be a 100% rates relief with nothing payable, but we strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to obtain further information.

SERVICE CHARGE

A small service charge is levied in respect of maintenance of common areas on the Estate to include roadways and landscaping. This is presently charged at £205.76 plus VAT, per annum.

EPC

Due to the size of the property and the low energy demands no Energy Performance Certificate is required.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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/details/C3Raceview
Subject to Contract
Details prepared Aug 2020