

# FOR SALE

**DV**  
DEAL VARNEY  
01635 550211  
[www.dealvarney.co.uk](http://www.dealvarney.co.uk)

## INDUSTRIAL / WAREHOUSE

**16,126 SQ FT**  
**INCLUDING MEZZANINE FLOOR**  
**(Gross Internal Area)**



**UNIT 12 HAMBRIDGE BUSINESS CENTRE**  
**HAMBRIDGE LANE**  
**NEWBURY**  
**RG14 5TU**

**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

Hambridge Business Centre is located on Hambridge Lane, one of the principal industrial estates in Newbury. Hambridge Lane is located approx. 1½ miles to the East of Newbury Town Centre and is accessed via the A4 or alternatively via the A339 which in turn provides direct access to Junction 13 of the M4 Motorway approx. 4 miles to the North.

## DESCRIPTION

The property is a mid-terrace industrial/warehouse premises constructed around a steel portal frame beneath a pitched roof. The workshop provides clear span accommodation accessed via two motorised roller shutter doors. Ground and first floor offices are situated at the front of the building and within the office block there are male and female WC facilities, tea point, staff rest room and shower. There is a substantial mezzanine that has been constructed at the rear of the warehouse which provides very good additional storage/production space. The headroom beneath the mezzanine floor is 9ft 8ins (2.964 metres).

To the front of the property is a large concreted yard/parking area which can comfortably accommodate two 40ft articulated freight vehicles in front of the loading door and ample space for up to 21 cars. The yard is fenced on two sides but could be secured with the installation of an additional fence/gate facing directly on to Estate road.

Amenities provided within the property include;

### Warehouse

- Minimum eaves 20ft (6.16 metres)
- Three phase power
- Mains gas
- LED lighting
- Wood fired blower heater
- 2 x Gas fired blower heaters
- Ceiling mounted fans
- 2 x motorised roller shutter door (10ft 6ins wide x 15ft 6ins high)

### Offices

- Air conditioned first floor office
- Suspended ceiling
- LED lighting
- Dado trunking for power and comms in first floor office
- Carpeting
- UPVC double glazed windows
- Tea point
- 1 x WC at first floor
- Male and female WCs on ground floor
- Ground floor staff rest room with shower.

## ACCOMMODATION

Warehouse:	11,113 sq ft
Ground floor office:	1,104 sq ft
First floor office:	1,104 sq ft
Mezzanine floor:	2,805 sq ft
Total:	16,126 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

The property is offered for sale freehold with full vacant possession.

## PRICE

Offers are invited in excess of £1.6m plus VAT.

## RATES

Rateable Value: £56,500

Rates Payable: £28,928 (2020/2021)

We recommend 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 C-21. 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](http://www.commercialleasecodeew.co.uk)

JV/msw/details.12 Hambridge Business Centre  
Subject to Contract  
Details prepared October 2020