

# FOR SALE



## MODERN INDUSTRIAL/WAREHOUSE UNIT

**771 SQ FT**  
**Plus Mezzanine of 766 SQ FT**  
(Gross internal area)



**UNIT 8 ORCHARD BUSINESS PARK**  
**COTTISMORE FARM**  
**KINGSCLERE**  
**RG20 4SY**

**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.

## LOCATION

Orchard Business Park is located on the A339 approx. 1 mile to the North West of the centre of Kingsclere. Newbury Town Centre is approx. 6 miles to the North and Basingstoke is 8 miles to the South East.

## DESCRIPTION

Orchard Business Park is a modern purpose built development of small workshop/warehouse properties formed into four terraces surrounding a central car park. Unit 8 is an end of terrace property which provides open plan workshop/warehouse space into which a mezzanine floor has been installed which covers the entire floor area. At the rear of the property on the ground floor are two WCs and a staff room/office. The front of the building is fitted with large glazed window panels which incorporates a double personnel entrance door.

Amenities provide with the property include;

- Three phase power
- Suspended ceiling with surface mounted fluorescent lights below the mezzanine floor
- Fluorescent lights are suspended from the main ceiling above the mezzanine floor
- Numerous twin power sockets on both ground and first floor
- Painted concrete warehouse floor
- Two WCs
- Office/staff room
- Translucent roof light panels
- Security alarm
- Minimum head room below the mezzanine 2.677 metres.

## ACCOMMODATION

Ground floor:	771 sq ft
Mezzanine floor:	766 sq ft

Total:	1,537 sq ft
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This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## CAR PARKING

On site parking is provided for two vehicles. Spaces in the main car park are not allocated.

## TERMS

The property is offered for sale freehold with vacant possession.

## PRICE

£140,000 plus VAT.

## RATES

Rateable Value: £7,400

Rates Payable: £3,722 (2019/2020)

Please note that if this is the occupiers only commercial premises, they will benefit from 100% relief on the business rates and therefore pay nothing. We strongly recommend that all interested parties make their own enquiries with Basingstoke and Deane District Council to ensure that this information is correct.

## EPC:

Energy Performance Certificate rating D-81.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate which is estimated to be approx. £300 plus VAT for the year 2020.

## LEGAL FEE

Each party to be responsible for their own legal fees.

## 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. 8 Orchard Business Park  
Subject to Contract  
Details prepared October 2020