

TO LET



**COMPREHENSIVELY REFURBISHED
SUITABLE FOR TRADE COUNTER / WAREHOUSE USE**

**4,880 SQ FT
(GROSS INTERNAL AREA)**



**UNIT A
HAMBRIDGE ROAD INDUSTRIAL ESTATE
HAMBRIDGE ROAD
NEWBURY
RG14 5SS**

**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

The property is located on Hambridge Road which is one of the primary industrial estates in Newbury. It occupies a very prominent position on the corner of Hambridge Road and Bone Lane, and offers excellent visibility to high levels of passing vehicular traffic. With this in mind it would be ideally suited for a trade counter operator.

Newbury town centre is approximately ½ mile to the west of the building and the main A339, which runs north south through Newbury and connects with Junction 13 of the M4 motorway 4 miles to the north, is approximately ¼ mile from the property.

DESCRIPTION

The building has recently undergone a comprehensive refurbishment and is now offered in excellent decorative order and ready for immediate occupation.

This is an end of terrace property constructed around a steel portal frame beneath a pitched roof. The front of the property facing onto Hambridge Road has a personnel entrance door, which could be used as the trade counter entrance and the first floor offices overlook Hambridge Road. To the rear of the building is a private yard/car park area, which could be fenced if required. The roller shutter door is at the rear which provides access to the warehouse.

Internally the building provides clear span open workshop/warehouse space with male and female WCs on the ground floor. The offices are located on the first floor.



The building benefits from the following amenities;

Warehouse

- 3 phase power
- Mains gas
- Sodium lighting
- Manually operated roller shutter door 5.3 metres wide x 4.9 metres high
- Minimum eaves height 4.78 metres / 15ft 6ins

ACCOMMODATION

Warehouse:	4,044 sq ft
Ground floor entrance	
Lobby/WCs:	418 sq ft
First floor offices:	<u>418 sq ft</u>
Total:	4,880 sq ft

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



TERMS

The property is presently held on a 5 year full repairing and insuring lease from 19th July 2017 expiring on 18th July 2022. The lease is available by way of assignment or subletting but if the occupier requires a longer term then a new term may be available by separate agreement directly with the landlord.

RENT

£41,480 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RATES

Rateable Value: £25,750
Rates Payable: £ 6,424 (2019/2020)

This rates payable figure includes a retail discount.

All interested parties should make their own enquiries with West Berkshire Council to ensure this information is correct.

EPC

The Energy Performance Certificate rating is C-56. 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

JV/msw/AHambridgeRdIndEst
Subject to Contract
Details updated Jan 2021