

# FOR SALE



**FREEHOLD**

**WELL MAINTAINED WORKSHOP/BUSINESS UNIT**

**5,690 SQ FT**  
(GROSS INTERNAL AREA)



**SCIENTIFIC HOUSE  
TURNPIKE INDUSTRIAL ESTATE  
TURNPIKE ROAD  
NEWBURY  
RG14 2LR**

**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

This property is located on the popular Turnpike Industrial Estate which is approximately 2 miles to the northeast of Newbury town centre. It is located roughly midway between Newbury and Thatcham and is easily accessed from the A4 at the Hambridge Road intersection.

## DESCRIPTION

Scientific House is a self-contained property which has recently undergone comprehensive refurbishment to provide a mixture of workshop, warehouse and ancillary office accommodation. It is also fitted with an extremely well-appointed kitchen/staffroom, reception, ground and first floor offices, male and female WCs and a walk-in shower.

Externally there is a secure yard for loading/car parking which can accommodate approximately 10 cars.

Turnpike Industrial Estate is a secure business environment with a gated entrance which is controlled by the occupiers and is secured out of trading hours.

Amenities provided within the property are as follows;

### Warehouse

- LED lighting
- 2 x gas fired blower heaters
- Minimum eaves 12ft 6ins
- Maximum height to apex 20ft
- 3 phase power
- Male and female WC

### Office/Workshop

- Airconditioning
- Gas central heating
- LED lighting
- Carpet tiles
- UPVC double glazed windows
- Suspended ceiling
- Large extremely well fitted kitchen
- Shower room



## ACCOMMODATION

Warehouse:	1,875 sq ft
Ground Floor	
Workshop & Ancillary Offices:	2,177 sq ft
First Floor Offices:	1,232 sq ft
First Floor Store:	<u>406 sq ft</u>
Total:	5,690 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 to be sold freehold with vacant possession.

## PRICE

£650,000 plus VAT.

## RATES

Rateable Value:	£23,750
Rates Payable:	£11,946 (2020/21)

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D – 82. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**  
**(01635) 550211**

