

TO LET



WORKSHOP / WAREHOUSE

**18,676 SQ FT
ON A SITE OF 1.18/ACRE**



**35 POUND STREET
NEWBURY
RG14 6AE**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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 is a former builders merchant premises located on the south side of Newbury town centre on Pound Street. It is well located to take advantage of good access onto the A339, which connects directly with Junction 13 of the M4 motorway approximately 4 miles to the north and the A34 bypass heading north-south on the south of Newbury.

DESCRIPTION

The property comprises two workshop buildings and is situated on a site of 1.18/acre. It is fenced and secure and the entire yard is laid to concrete.

The main building provides a total area of 15,243 sq ft arranged to provide workshop/warehouse space with ground and first floor offices.

In addition there is a separate freestanding workshop/warehouse which is 3,433 sq ft. The premises have formally been used as a builders merchant and would be ideal for any workshop/warehouse requirement that requires the added advantage of excellent external yard/storage space.

Amenities provided with the property include:



Main building

Warehouse

- 3 phase power
- Mains gas
- Minimum eaves 5.7 metres
- 6 roller shutter doors, three of which are motorised. Four doors are 4 metres wide x 4.6 metres high and one is 3.9 metres wide x 4.5 metres high and the smallest is 2.8 metres wide x 4.6 metres high
- Gas fired blower heater

Offices

- Ground floor office previously used as trade counter with WC
- First floor office has male and female WC

Small Workshop

- 1 motorised roller shutter door 3.6 metres wide x 3.6 metres high
- 3 phase power
- Wooden concertina loading door
- Minimum eaves 3.35 metres



ACCOMMODATION

Warehouse:	13,437 sq ft
Ground floor office:	903 sq ft
First floor office:	<u>903 sq ft</u>
Total:	15,243 sq ft

Small warehouse: 3,433 sq ft

Total built area: 18,676 sq ft

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

TERMS

The property is presently held on a full repairing and insuring lease expiring in August 2024. The property is available to let by way of sublet or assignment or, with landlord's approval a new longer term lease on terms to be agreed with the landlord.

RENT

£140,000 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £141,000

Rates Payable: £ 72,192 p.a. (2021/2022)

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

EPC

Small Building:

The Energy Performance Certificate rating is C-67.

Large Building:

The Energy Performance Certificate rating is D-86.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

Email: jon@dealvarney.co.uk

35PoundStreet
Subject to Contract
Details prepared March 2021

