

TO LET



WORKSHOP / WAREHOUSE WITH ANCILLARY OFFICES PLUS LARGE YARD

5,080 SQ FT
(GROSS INTERNAL AREA)



**4 RED SHUTE INDUSTRIAL ESTATE
HERMITAGE
NR. NEWBURY
RG18 9QL**

**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.

LOCATION

Red Shute Industrial Estate is located on the south side of Hermitage and is situated just 2 miles from Junction 13 of the M4 motorway. This is a superb location for quick and easy access onto the main distribution routes in central southern England as the A34 running north to south also intersects at Junction 13. Newbury town centre is approximately 4 miles to the south.

DESCRIPTION

Unit 4 is a modern detached property constructed around a steel portal frame with profile laminated insulated cladding to the elevations and to the pitched roof. The unit provides clear span workshop/warehouse space with ancillary ground and first floor offices.

Amenities provided within the property include;

Warehouse

- 3 phase power
- Oil fired blower heater
- 18ft minimum eaves
- LED lighting
- Motorised roller shutter door 16ft x 14ft 5ins high
- Double skinned translucent roof panels
- 3 phase power sockets

Offices

- Suspended ceiling
- LED lighting
- Carpeting
- Air conditioning
- Oil fired central heating
- UPVC double glazing
- Male & female WC facilities
- Tea point
- Skirting trunking for power and data
- Network cabling for fibre and data up to 100Mbps

CAR PARKING

Parking is provided for 9 cars and 1 truck immediately in front of the building.

ACCOMMODATION

Warehouse:	2,540 sq ft
Ground floor office:	1,270 sq ft
First floor office:	<u>1,270 sq ft</u>
Total:	5,080 sq ft

At the rear of the property is a yard which can provide parking for approximately 20 vehicles.

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

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£43,180 per annum, plus VAT (£8.50 per sq ft).

RATES

Rateable Value: £41,000

Rates Payable: £20,992 (2021/22)

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

EPC

The Energy Performance Certificate rating is D-82. A full copy of the EPC is available on request.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate and the budgeted charge for 2021 is £3,750 plus VAT.

LEGAL FEES

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

JV/msw/4RedShuteIndEst
Subject to Contract
Details prepared March 2021