

TO LET



MODERN INDUSTRIAL / WAREHOUSE UNIT

2,861 SQ FT
(GROSS INTERNAL AREA)



UNIT 10 - 12
ORCHARD BUSINESS PARK
COTTISMORE FARM
KINGSCLERE
RG20 4SY

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.

LOCATION

Orchard Business Park is located on the A339 approximately 1 mile to the northwest of the centre of Kingsclere. Newbury town centre is approximately 6 miles to the north and Basingstoke is 8 miles to the southeast.

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 10-12 is an end of terrace property which provides a combination of workshop/warehouse space with additional first floor mezzanine storage. The workshop is accessed by a motorised up and over loading door and there is separate personnel access into the ground floor office area through the fully glazed entrance.

On the ground floor there is a staffroom/kitchen together with 3 WCs and the property is provided with the following amenities;

Warehouse

- 3 phase power
- Motorised up and over loading door 14ft 3ins wide x 11ft 6ins high
- Fluorescent lighting
- Min eaves 16ft, max eaves 19 ft
- Double skinned translucent roof panels
- Staff room
- 3 x WCs

ACCOMMODATION

Ground floor:	2,223 sq ft
Mezzanine:	<u>638 sq ft</u>
Total:	2,861 sq ft

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



CAR PARKING

On site car parking is provided for 5 vehicles. Spaces in the main car park are not allocated.



TERMS

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

RENT

£25,500 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £22,500.00

Rates Payable: £11,227.50 (2021/22)

We recommend that all interested parties make their own enquiries with Basingstoke & Deane Borough Council to ensure this information is correct

EPC

The Energy Performance Certificate rating is D-86. 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 which is estimated to be approximately £600 plus VAT, for the year 2021.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

10-12OrchardBP
Subject to Contract
Details prepared March 2021