

# TO LET



## INDUSTRIAL / WAREHOUSE UNIT

**15,330 SQ FT**  
**(Gross Internal Area)**



**UNIT E**  
**AERIAL BUSINESS PARK**  
**LAMBOURN WOODLANDS**  
**HUNGERFORD**  
**RG17 7RZ**

**UNDERGOING REFURBISHMENT**  
**READY TO OCCUPY LATE SEPTEMBER 2021**

**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

Aerial Business Park is located 12 miles to the west of Newbury, just off the M4 motorway and close to the Membury Service Station. Hungerford town centre is approximately 7 miles to the southeast.

It is possible to gain direct access onto the M4 motorway via Membury Service Station which makes this an excellent location for distribution onto the main motorway network.

## DESCRIPTION

Built around a steel portal frame, Unit E Aerial Business Park provides a combination of workshop/warehouse space with first floor offices. The area beneath the offices can be used as a production/storage, showroom or trade counter purposes. The property is a semi-detached unit with its own private yard and staff parking area with additional landscaped areas to the front of the building which has potential to be used for additional parking.

The warehouse provides clear span storage with a side loading door to the main yard. At the front of the property is the two storey section and the ground floor links directly into the warehouse. There are WC and kitchen facilities on both floors.

The refurbishment works include the following items;

- New translucent roof panels
- Refurbishment of the roof cladding
- New gutters and downpipes
- Refurbishment of the external cladding
- Epoxy floor finish to warehouse

## AMENITIES

Amenities provided with the property include the following;

### Offices

- Air-conditioning
- Suspended ceiling
- LED lighting
- Male and female WCs
- Shower on ground floor
- Kitchenette/staffrooms on the ground floor and first floor
- Carpeting
- Sealed unit double glazing
- Fibre optic broadband

### Warehouse

- Minimum eaves 17ft 3in / 5.23m
- Maximum height of the apex 27ft10in / 4.51m
- Fluorescent lighting
- 3 phase power
- Roller shutter door 11ft 5in wide x 14ft high / 3.47m wide x 4.51m high
- Translucent light panels
- Insulated pitched roof

## ACCOMMODATION

Warehouse:	9,270 sq ft
Ground floor:	3,030 sq ft
First floor office:	<u>3,030 sq ft</u>
Total:	15,330 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 offered to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

To be confirmed. VAT will be charged.

## RATES

The property presently has two separate assessments as follows;

### Warehouse & Premises

Rateable Value: £35,750

Rates Payable: £17,840 p.a. (2021/2022)

### Warehouse & Premises

Rateable Value: £27,000

Rates Payable: £13,474 p.a. (2021/2022)

Total rates payable liability: £31,314 p.a.

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

## EPC

The Energy Performance Certificate rating is D-84.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

E\_AerialBP  
Subject to Contract  
Details prepared June 2021