

TO LET



TRADE COUNTER / WAREHOUSE UNIT

**4,011 SQ FT
(INCLUDING MEZZANINE)**

**21 - 25 HAMBRIDGE ROAD
NEWBURY
RG14 5SS**

**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

The property is located on Hambridge Road which is in the centre of one of the main established industrial areas in Newbury and is a prime trade counter operator location.

Situated on the south side of Hambridge Road it is opposite the junction to Arnhem Road and close to the Boundary Road/Kings Road intersection which provides excellent access directly on the A339 and is approximately ¼ mile from Newbury town centre.

DESCRIPTION

This is a red brick building beneath a pitched roof and provides clear span workshop/warehouse space. Previously occupied by a trade counter operator the property has a glazed frontage double door entrance which leads to a former trade counter/sales area. Beyond this is workshop/warehouse space into which has been constructed a mezzanine floor.

The property is shortly to be comprehensively refurbished and will be offered in excellent repair and decoration. The trade counter area is to be left in situ but could be adapted by the new tenant to suit their specific requirements.

Amenities provided within the property include;

- 3 phase power
- Minimum eaves 3.8 metres
- Male & female WC
- Tea point
- Side access leading to rear yard for loading/storage
- Parking to the front of the property for approximately 7 vehicles

ACCOMMODATION

Main Building:	3,116 sq ft
Rear Store:	45 sq ft
Mezzanine Floor:	<u>850 sq ft</u>
Total:	4,011 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 available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£36,000 per annum, plus VAT, exclusive of all other outgoings.

RATES

Rateable Value:	£20,900.00
Rates Payable:	£10,429.10 (2021/2021)

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

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-109.

A full copy of the EPC is available on request.

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.commericalleasecodeew.co.uk

JV/msw/21-25 Hambridge Road
Subject to Contract
Details prepared July 2021