

FOR SALE/TO LET



INDUSTRIAL / WAREHOUSE UNIT

712 SQ FT PLUS MEZZANINE



**UNIT 6
ORCHARD BUSINESS PARK
COTTISMORE FARM
KINGSCLERE
RG20 4SY**

**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

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.

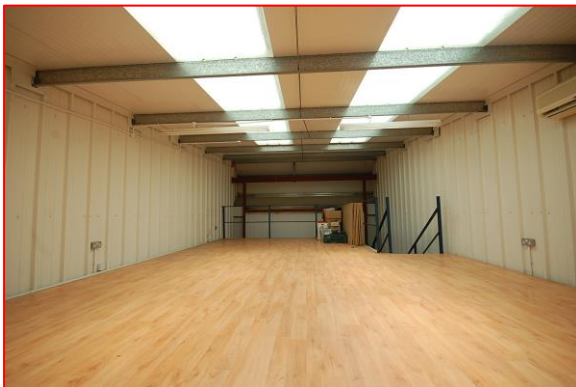
DESCRIPTION

Orchard Business Park is a modern purpose-built development of small workshop/warehouse properties formed in four terraces surrounding a central car park. Unit 6 is a mid-terrace property which provides ground floor workshop/warehouse space into which a mezzanine floor has been installed which covers almost all the entire floor area.

There are 2 WCs on the ground floor plus a small tea-point. Access is via double steel doors, although it is not possible to drive a vehicle through the doors but pallet access and small fork truck loading is possible.

Amenities provided with the property include;

- 3 phase power
- Air-conditioning
- Fluorescent lighting
- Translucent roof lights
- Double skin fully insulated roof
- 2 WCs
- Tea point
- Wood laminate flooring to the mezzanine
- 2.34 metre head room below the mezzanine
- Steel loading door 5ft 6ins wide x 6ft 6ins high



ACCOMMODATION

Ground floor:	712 sq ft
Mezzanine:	<u>634 sq ft</u>
Total:	1,346 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 parking is provided for 2 vehicles in the communal parking area in the centre of the courtyard.



TERMS

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

RENT

£9,650 per annum, exclusive of all other outgoings. VAT is not charged.

SALE

The freehold is available for sale at £140,000. VAT is not charged on the sale price.

RATES

Rateable Value: £7,200.00
Rates Payable: £3,529.80 (2021/2021)

This property qualifies for 100% rates relief so the occupier may find they will pay zero rates.

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

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-87. 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 £300 plus VAT for the year 2021.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

JV/msw/6OrchardBP
Subject to Contract
Details updated July 2021