

# 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](http://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.

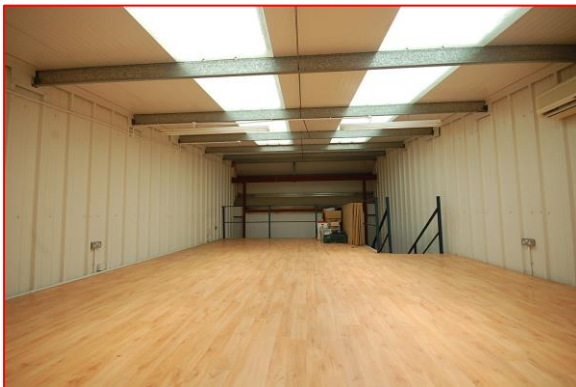
## DESCRIPTION

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 (6<sup>th</sup> 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.

## 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 prepared June 2021