

TO LET



INDUSTRIAL / WAREHOUSE PREMISES

12,577 SQ FT



**UNIT G, VENTURE HOUSE
BONE LANE
NEWBURY
RG14 5SH**

**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

Venture House is located on Bone Lane, which forms part of the popular Hambridge Road Industrial Estate, approximately ¾ mile to the east of Newbury town centre. It provides excellent access to the A339 which links directly with Junction 13 of the M4 and also links via the A4 to Thatcham, Reading and Junction 12 of the M4 motorway.

This part of Bone Lane is very popular for trade counter operators with businesses in the locality including Euro Car Parts, Screwfix, Tool Station and Wolseley.

DESCRIPTION

Unit G is a modern end of terrace property of steel portal frame construction with brick and block cavity walls in part and Plastisol coated twin skin profile steel cladding beneath a pitched roof.

The two storey offices are situated at the front of the property overlooking Bone Lane and the loading bay at the rear, accessed through a large communal yard. The rear yard is gated and secured by the occupiers.

AMENITIES

Amenities provided with the property are as follows;

Warehouse

- LED lighting
- Translucent roof panels
- Up and over loading door
- 4 gas blower heaters
- Minimum eaves 4.93 metres
- Maximum apex 8 metres.

Offices

- Suspended ceiling
- LED and fluorescent lighting
- Gas central heating
- Air conditioning
- Double glazed windows
- Carpeting
- Male and female WCs
- Staffroom

ACCOMMODATION

Warehouse: 8,645 sq ft / 803 sq m
Ground floor offices: 1,966 sq ft / 183 sq m
First floor offices: 1,966 sq ft / 183 sq m

Total: 12,577 sq ft / 1,169 sq m

These areas have been calculated on a gross internal area in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

15 car parking spaces are provided with 9 at the front and 6 to the rear.

TERMS

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

RENT

£115,000 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £54,000
Rates Payable: £27,648(2021/22)

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

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate. The sum payable for Unit G is presently £1,321.68 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-78. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with joint sole agents;

DEAL VARNEY

Jon Varney
(01635) 550211

Or

CHECKLEYS
Adam Checkley
07711 47 37 87

JV/msw/GVenture
Subject to Contract
Details prepared August 2021