

FOR SALE / TO LET



MODERN INDUSTRIAL / WAREHOUSE UNIT

1,448 SQ FT
Including mezzanine
(Gross Internal Area)



UNIT 18
ORCHARD BUSINESS PARK
COTTISMORE FARM
KINGSCLERE
RG20 4SY

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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.

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 approximately 8 miles to the southeast.

DESCRIPTION

Orchard Business Park is a modern purpose built development of small workshop/warehouse properties formed into four terraces surrounding a large central car park.

Unit 18 is an end of terrace property which has been fitted with a double glazed panel which incorporates a double access door and the additional glazing ensures that the property benefits from excellent levels of natural lighting. In addition there is a motorised roller shutter door in situ behind the glazed panel which can be closed to provide a high level of.

Internally the building has been fitted with a good quality mezzanine across the entire unit and other amenities provided include;

- 3 phase power
- LED lighting
- Male and female WC
- Office/canteen constructed from half glazed partitioning
- Stainless steel sink and work surface
- Painted concrete floor
- Painted block work walls
- Motorised roller shutter door
- Security alarm
- Emergency exit lighting
- Super fast fibre broadband

ACCOMMODATION

Ground Floor:	741 sq ft
Mezzanine:	707 sq ft
Total:	1,448 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition)

PARKING

On site parking for 2 vehicles.

TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed or alternatively is available for sale.

RENT

£10,945 per annum, plus VAT, exclusive of all other outgoings.

SALE PRICE

£155,000 plus VAT.

RENT DEPOSIT

If the property is let the tenant will be required to deposit a minimum of 3 months rent plus VAT to be held by the landlord's solicitor for the duration of the lease term.

RATES

Rateable Value: £7,500.00

Rates Payable: £3,742.50 (2021/22)

If this property is the occupiers sole commercial premises they will be entitled to Small Business Rate Relief which will reduce the rates payable to zero. All interested parties should make their own enquiries with Basingstoke & Deane District Council to ensure that this information is correct.

SERVICE CHARGE

A small service charge will be levied in respect of maintenance of common areas on the site which is presently estimated at £300 plus VAT.

PLANNING CONSENT

The property has planning consent for B1 and B8 use.

LEGAL FEES

Each party to be responsible for their own legal fees.

EPC

The Energy Performance Certificate is being prepared.

VIEWING

Strictly by prior appointment with sole agents.

DEAL VARNEY
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