

# TO LET



## MODERN INDUSTRIAL / WAREHOUSE UNIT

**10,543 SQ FT GIA**



**UNIT 1  
HAMBRIDGE LANE  
NEWBURY  
RG14 5TU**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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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

The property is located on Hambridge Lane Industrial Estate approximately 1½ miles to the east of Newbury town centre. Hambridge Lane adjoins Hambridge Road which in turn connects with the A4, approximately ¼ mile from the property. Junction 13 of the M4 motorway is 5 miles to the north.

## DESCRIPTION

Unit 1 is a modern semi-detached unit constructed in the mid-1980s and provides large warehouse/workshop accommodation with ancillary ground and first floor offices. To the front of the building there is allocated car parking and there is a large yard to the rear which can be fenced and secured by the occupier if required.

## ACCOMMODATION

Warehouse:	7,363 sq ft
Ground floor office:	1,590 sq ft
First floor office:	<u>1,590</u> sq ft
Total:	10,543 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## AMENITIES

The following amenities are provided with the property:

### Offices

- Double glazed UPVC windows
- Plaster ceiling
- Surface mounted lighting
- Carpeting
- Gas fired central heating
- Male and female WCs

### Warehouse

- Translucent light panels
- Mains gas
- 3 phase power with 300kva
- Minimum eaves of 18ft 9ins (5.71m) rising to 20ft 10ins (6.34m) to the underside of the gutter
- Motorised roller shutter door 10ft 9ins wide x 16ft 4in high (3.27m wide x 4.97m high)
- LED lighting
- Gas blower heater



## TERMS

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

## RENT

£110,700 plus VAT, per annum.

## RATES

Rateable Value: £46,000

Rates Payable: £22,945 (2022/23)

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

## SERVICE CHARGE

There is a service charge for maintenance of common areas on the Estate. This is presently budgeted at £4,520 for 2022.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-102. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**