

TO LET



**TWO BRAND NEW INDUSTRIAL / WAREHOUSE UNITS
ON SECURE SITE**

1,037 SQ FT & 1,045 SQ FT



**THE NURSERIES
BATH ROAD
MIDGHAM
RG7 5XB**

**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

The properties are located on the A4 Bath Road, midway between Thatcham and Midgham. This is an excellent location for easy access straight onto the A4 with Thatcham just 2 miles to the west and Newbury a further 4 miles. Junction 12 of the M4 motorway at Theale is approximately 8 miles from the premises.

DESCRIPTION

These are two brand new units constructed in March 2022. They are situated within a fenced and secure site which is shared with other occupiers and access to the site is through an electric gate which is closed at all times.

The two adjoining units are constructed from a steel frame with single skin corrugated steel cladding to the walls and pitched roof. Each roof incorporates translucent light panels which provide very good levels of natural lighting. Each property is fitted with a roller shutter door. In front of the units is a concrete forecourt and the large yard has space for outside storage if required by separate negotiation with the landlord.

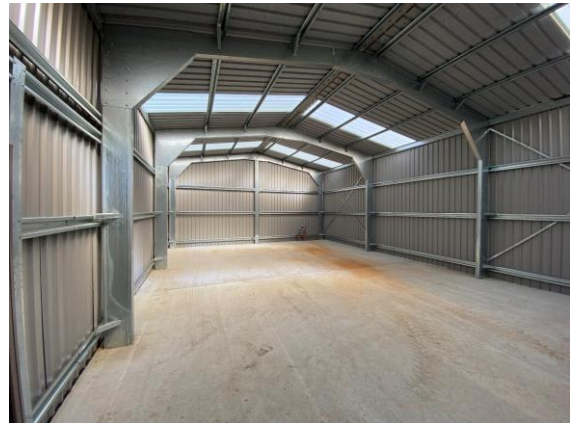
Amenities provided with each property are as follows:

- Minimum eaves to the underside of the gutter 3.9m (12ft 9ins)
- Roller shutter door 3m wide x 3m high (9ft 8ins x 9ft 8ins)
- Concrete floor
- 3 phase power to be installed
- LED lighting
- Mains water
- WCs in separate WC block shared with other users
- Fenced and secure site with electric gate
- 4 car parking spaces per unit



ACCOMMODATION

Unit 2: 1,045 sq ft (97.08 sq m)
Unit 3: 1,037 sq ft (96.32 sq m)



TERMS

Each property is available to let on a new lease for a term to be agreed, subject to a minimum lease term of 3 years.

RENT

Each unit is available to let at £12,000 per annum, plus VAT, exclusive of all other outgoings.

RATES

The premises have yet to be assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE

Due to the low energy demand on the units an EPC is not required.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commericalleasecodeew.co.uk

JV/msw/TheNurseries
Subject to Contract
Details prepared April 2022