

# TO LET



**TRADE COUNTER OUTLET / WAREHOUSE / WORKSHOP**

**2,488 SQ FT  
PLUS MEZZANINE IF REQUIRED**



**1B THE PADDOCKS INDUSTRIAL ESTATE  
HAMBRIDGE ROAD  
NEWBURY  
RG14 5TQ**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

The Paddocks is situated on Hambridge Road which is the prime trade counter location on the main industrial estate area of Newbury. It is located just ½ mile to the east of Newbury town centre and has excellent access onto the A339, which connects with Junction 13 of the M4 motorway 4 miles to the north.

Other occupiers on The Paddocks and in the locality include: City Electrical Factors, Tool Station, Wickes, Dulux Paint Centre and Brewers.

## DESCRIPTION

Unit 1B is a mid-terrace property which backs directly onto Hambridge Road. It was originally constructed as an open plan unit with personnel entrance door, concertina loading door and WC facilities. More recently it has been fitted out to provide a trade counter and office as well as a substantial mezzanine over approximately 50% of the warehouse, which if required by the ingoing tenant could be made available by separate negotiation.

The property is in a very good state of repair and decoration and would be ideally be suitable for another trade counter operator to locate in this popular location.

Amenities provided with the property include;

- Fitted trade counter sales area
- Administration office
- Office and trade counter fitted with;
  - Suspended ceiling
  - LED lighting
  - Carpeting
  - Perimeter trunking for power and data
  - Air-conditioning for heating and cooling

### Warehouse

- LED lighting
- Painted concrete floor
- Minimum eaves 4.1m
- 3-phase power
- Mains gas and gas boiler
- Very secure steel fire exit doors
- Concertina loading door 4m high x 4.1m wide
- Tea point with stainless steel sink and cupboards
- 1 x WC
- Pitched insulated roof with translucent panels.

## CAR PARKING

4 car spaces and 1 truck space are provided immediately in front of the property, plus there is unallocated overflow parking elsewhere on site.

## ACCOMMODATION

Trade sales area:	298 sq ft
Office:	280 sq ft
Workshop/warehouse:	<u>1,910 sq ft</u>

Total: 2,488 sq ft

In addition the existing tenant has installed a mezzanine which provides a further 1,157 sq ft of storage space which may be available if required by separate negotiation.



## TERMS

The property is held on a full repairing and insuring lease which expires in March 2024. It is available to let up until this date or if the tenant requires a longer lease term this may be possible, subject to negotiation with the landlord.

## RENT

£31,500 plus VAT, per annum, exclusive of all other outgoings.

## SERVICE CHARGE & INSURANCE

The landlord insures the property and also administers maintenance and repair of common areas on the Estate. The present charge for insurance and Estate management costs is £2,930 plus VAT.

## RATES

Rateable Value:	£25,250	(2023)
Rates Payable:	£12,599.75	(2023/2024)

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-84. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**  
**(01635) 550211**

JV/msw/1BThePaddocks  
Subject to Contract  
Details prepared Dec 2022