

# TO LET



## **WORKSHOP / WAREHOUSE WITH ANCILLARY OFFICES**

**3,901 SQ FT – 5,041 SQ FT**



**HUNTLEY HOUSE  
HAMBRIDGE LANE  
NEWBURY  
RG14 5TU**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Huntley House is located on Hambridge Lane, which is one of the most popular and established Industrial Estates in Newbury. It is located just off Hambridge Road and lies approximately 1 mile to the east of Newbury town centre. Via Hambridge Road, access is provided directly to the A4 or the A339 and junction 13 of the M4 motorway is approximately 4½ miles to the north of the property.

## DESCRIPTION

The property provides workshop / warehouse accommodation with ancillary offices on the ground and first floor. The building is situated on the corner of Hambridge Lane and Express Way. The workshop is accessed from Express Way and has two roller shutter doors and a forecourt for vehicle unloading and staff car parking. The two storey office building faces onto Hambridge Lane where there is additional parking immediately in front of the property.

Amenities provided with the property include;

### Warehouse

- LED lighting
- 2 roller shutter doors each 3m high x 4m wide
- 3 phase power
- Min height to gutter line 3.37m

### Offices

- Suspended ceiling
- Category 2 lighting
- Air conditioning
- Wall mounted electric heating
- Tea point
- Male and female WCs on ground and first floor

## ACCOMMODATION

Warehouse: 2,761 sq ft  
Ground floor Office: 1,140 sq ft  
First floor office: 1,140 sq ft

Subject to negotiation it may be possible to lease just the ground floor office and warehouse if the first floor offices are not required. This area totals 3,901 sq ft.



## TERMS

The property is offered to let on a new lease.

## RENT

£8.50 plus VAT, per sq ft, per annum. For the entire building this equates to £42,850 plus VAT, per annum but for the warehouse and ground floor offices only the rent equates to £33,160 plus VAT, per annum.

## RATES

Rateable Value: *To be confirmed*

Rates Payable:

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

## EPC

The Energy Performance Certificate rating is C-55. A full copy is available on request.

## VIEWING

Strictly by prior appointment with sole agents;

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

