

TO LET



WORKSHOP / WAREHOUSE WITH HIGH QUALITY OFFICES

9,965 SQ FT (GIA)



UNIT K VENTURE HOUSE BONE LANE NEWBURY RG14 5SH

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

Venture House is located on Bone Lane, which forms part of the popular Hambridge Road Industrial Estate, approximately $\frac{3}{4}$ mile to the east of Newbury town centre. It provides excellent access to the A339, which links directly with Junction 13 of the M4 and has good road links via the A4 to Thatcham, Reading and Junction 12 of the M4 motorway.

DESCRIPTION

Unit K, Venture House, forms part of a terrace of similar buildings and provides high quality workshop/warehouse accommodation with ancillary ground and first floor offices. It is offered in excellent condition and benefits from many recent upgrades to include a new fully insulated roof, air-conditioned offices on ground and first floors, bright and airy clear span workshop/warehouse space and a secure fenced yard to the rear.

The amenities provided with the property include the following:

Warehouse

- New well insulated roof with double skin translucent light panels
- LED lighting
- 3 phase power
- Mains gas
- Motorised roller shutter door 5m wide x 5m high (16ft wide x 16ft high)
- Minimum eaves height 5m (16ft)
- Painted concrete floor

Offices

- Air conditioning
- Suspended ceiling
- LED lighting
- Carpeting
- Tea point on ground and first floor
- Male, female and disabled WC on ground floor
- 1 x WC on first floor
- Dado trunking for power and data in part
- Powder coated aluminium double glazed windows and doors
- Extensive Cat5 network cabling
- 1 gigabit high speed fibre

ACCOMMODATION

Warehouse:	3,385 sq ft
Ground floor stores/ production area:	1,600 sq ft
Ground floor office:	1,711 sq ft
First floor office:	<u>3,269 sq ft</u>
Total:	9,965 sq ft

This area has been measured on a gross internal basis.



CAR PARKING

There are 3 car parking spaces to the front plus 7 car parking spaces to the rear of which 3 have EV charging points. Additional car parking can be provided within the secured yard.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed, subject to a minimum lease term of 5 years.

RENT

£99,650 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value:	£67,000	(2023)
Rates Payable:	£34,304	(2023/24)

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

SERVICE CHARGE

A service charge is levied in respect of the maintenance and repair of common areas on the Estate, to include landscaping, parking, and the Estate road. The budgeted charge for 2023 is £956.72 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

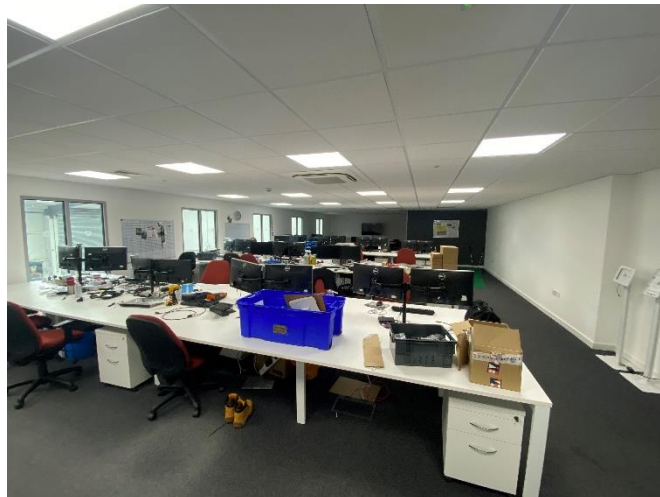
The EPC rating is B-42. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

JV/msw/KVentureHs
Subject to Contract
Details prepared April 2023



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.