

TO LET



**COMPREHENSIVELY REFURBISHED
WORKSHOP / WAREHOUSE
WITH ADDITIONAL YARD IF REQUIRED**

**8,718 SQ FT / 810 SQ M
(Gross Internal Area)**



**1 HUNGERFORD TRADING ESTATE
SMITHAMBRIDGE ROAD
HUNGERFORD
RG17 0QP**

**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.

LOCATION

Hungerford is located on the A4 approximately 8 miles west of Newbury and 3 miles south of junction 14 of the M4 motorway. Hungerford Trading Estate is situated to the west of the High Street approximately ½ mile from the main town centre facilities.

DESCRIPTION

Unit 1 is an end of terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. It has recently been comprehensively refurbished and is ready for immediate occupation. To the front of the units are ground and first floor offices with a separate personnel entrance door and male and female WCs. There is a motorised roller shutter door that provides direct access to the warehouse and concrete forecourt to the front of the building for car and truck parking.

To the side of the building is a large yard which could be available by separate negotiation which would be suitable for additional staff parking or external storage.

AMENITIES

Warehouse

- Sodium lighting
- 14ft6in minimum eaves height
- Motorised roller shutter door 11ft wide x 12ft high
- Laminated steel roof with insulation and translucent light panels
- Mains gas
- 3 phase power

Offices

- Suspended ceiling and recessed category 2 fluorescent lighting to the first floor
- Carpeting
- UPVC double glazing
- Electric wall mounted heaters
- Ground floor male and female WCs

ACCOMMODATION

Warehouse/Workshop:	6,944 sq ft	645 sq m
Ground floor office:	887 sq ft	82.5 sq m
First floor office:	887 sq ft	82.5 sq m
Total:	8,718 sq ft	810 sq m

YARD

There is an open Yard to the side of the property which is ideal for vehicle or open storage, which is available by separate negotiation if required.

TERMS

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

RENT

£86,744 plus VAT, per annum, exclusive of all other outgoings.

RATES

Rateable Value: £54,000 (2023)

Rates Payable: £27,648 (2023/24)

We recommend 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 by the landlord in respect of maintenance of common parts on the Estate and that is presently budgeted at £2,600 plus VAT for 2023.

EPC

The Energy Performance Certificate rating is E-105. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with 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.commercialleasecodeew.co.uk

JV/msw/details.1HungerfordTradingEstate
Subject to Contract
Details updated Oct 2023

