



TO LET

Workshop/Warehouse Unit
8,718 sq.ft (810 sq.m)

- Three phase electric supply
- 3 miles south of Jct 14, M4
- Large shared service yard and parking

1 Hungerford Trading Estate, Smithambridge Road, Hungerford RG17 0QP

LCP.
part of MCore

0117
990 2200



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Areas (Approx. Gross Internal)

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)

Description:

Unit 1 is an end of terrace property constructed around a steel portal frame with part brick and clad elevations under a fully insulated pitched roof. 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.

Warehouse

- Sodium lighting
- 14ft 6in minimum eaves height
- Motorised roller shutter door 11ft wide x 12ft high
- Laminated steel roof with insulation and translucent light panels
- Mains gas
- 2 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

Rent

£9.95 psf, per annum excl.

Business 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 of £2,600 plus VAT will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

New EPC to be provided on refurb.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - RG17 0QP

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.

Viewing

Strictly via prior appointment with the appointed agent



Jon Varney
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