

| SUBJECT TO REFURBISHMENT



TO LET

Warehouse and Office Unit

12,945 sq.ft (1,203 sq.m)

Unit 6 Hungerford Trading Estate, Smitham Bridge Road, West Berkshire, RG17 0QP

• Hungerford is on the A4, 8 miles west of Newbury • It's 3 miles south of the M4's junction 14

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Unit 6 Hungerford Trading Estate, Smitham Bridge Road, West Berkshire, RG17 0QP

Areas (Approx. Gross Internal)

Warehouse	11,545 sq.ft	(1,073 sq.m)
First Floor Offices	1,400 sq.ft	(130 sq.m)
Total	12,945 sq.ft	(1,203 sq.m)

Description:

Unit 6 is a mid of terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. It is subject to being refurbished.

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 concertina shutter door that provides direct access to the warehouse and concrete forecourt to the front of the building for car and truck parking. Parking for approx 18 cars.

Warehouse

- LED lighting
- 4.3m minimum eaves height
- Concertina shutter door
- Mains gas with heating via radiant ceiling mounted heaters
- 3 phase power - (3 x 240)

Offices

- LED lighting to the first floor
- Carpeting
- UPVC double glazing
- Gas fired heating via radiators
- Ground floor male and female WCs

Rent

£141,750 p.a.x

Business Rates

Rateable Value £76,500.

All parties to make their own enquiries with West Berkshire Council

Service Charge

A service charge of £3,500 p.a.x 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

E-104. Further information available upon request.

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.



Viewing

Strictly via prior appointment with the appointed agent



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