



**Unit 13
Hambridge Business Centre
Hambridge Lane
Newbury
RG14 5TU**

Industrial Unit with Showroom & Yard

Approximately 13,664 Sq Ft (1,269.37 Sq M)

- Located on an established industrial estate
- Direct access to A4 and J13 of M4
- 3 roller shutter doors
- Parking for up to 12 vehicles
- Visibility from Mainline Railway

LOCATION

Hambridge Lane is an established industrial estate within Newbury, located just off the junction with Hambridge Road (B3241). Newbury town centre is approximately 1.5 miles to the west of the site and Newbury Racecourse and Station are both located close by.

Hambridge Road gives direct access to the A4 and Junction 13 of the M4 motorway is approximately 4 miles to the north. Occupiers in the immediate vicinity include DPD, Newbury Driving Test Centre, Swift Logistics, Howdens & Newbury Self Storage, Herma UK, Wickes and Jewson's to name a few.

DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame construction under a pitched roof.

The industrial element includes a vehicle inspection pit, gas fired blower heating, compressed air lines, 3 electrically operated roller shutters (2 x 5m high x 5.1m wide & 1 x 4.47m high x 4.14m wide) providing direct access to the front forecourt/ yard areas. There is a ground floor showroom with fully glazed frontage, incorporating trade counter and customer W/Cs. Office space, kitchen / canteen areas are available at first floor level to the front of the unit.

The yard area to front provides for ample parking and circulation space and includes an EV charging point, wash bay with interceptor and foundation for totem pole signage. There is additional yard and storage space to the side the side and rear of the property.

ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring practice and extend to:

	SQ M	SQ FT
Warehouse	879.47	9,467
Showroom	243.40	2,620
First Floor	146.50	1,577
Total	1,269.37	13,664

GUIDE PRICE

Guide Price: £1.6 million.

TERMS

The freehold property is available to purchase.

PLANNING

The most recent use of the property was vehicle showroom and vehicle repair and maintenance depot.

Prospective purchasers should make their own enquiries with the Local Planning Authority, West Berkshire Council, with regards to their intended use. <https://www.westberks.gov.uk/>

SERVICES

Prospective purchasers are to make their own enquiries concerning utility services to the building.

BUSINESS RATES

Rateable Value: £79,500 (1 April 2023)

Prospective purchasers are advised to satisfy themselves as to the exact rates payable.

VAT

All figures quoted will be exclusive of VAT, if applicable.

LEGAL COSTS

Each party is responsible for their own legal costs

EPC

EPC has been commissioned certificate awaited.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

VIEWINGS

Viewings are available by prior appointment with the agents Carter Jonas, 0117 922 1222 or joint agents Quintons, 01635 551 441

SUBJECT TO CONTRACT



The above map is for identification purposes only—not to scale

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 122 | 07425 632476

Ed.Cawse@carterjonas.co.uk

Quintons

Shane Prater

01635 551 441

shane@quintons.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Updated: OCTOBER 2023

Carter Jonas