

UNITS

2/3/4

**RAMSBURY ROAD
MEMBURY
HUNGERFORD
RG17 7TJ**

TO LET

**MODERN
WAREHOUSE
UNITS**

**28,431 TO
69,800 SQ FT
2,641 SQ M TO
6,484 SQ M**

**AVAILABLE
SEPARATELY OR
COMBINED**

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/ DESCRIPTION

The facilities comprise 3 modern warehouse units constructed of a clear span portal frame with insulated metal cladding.

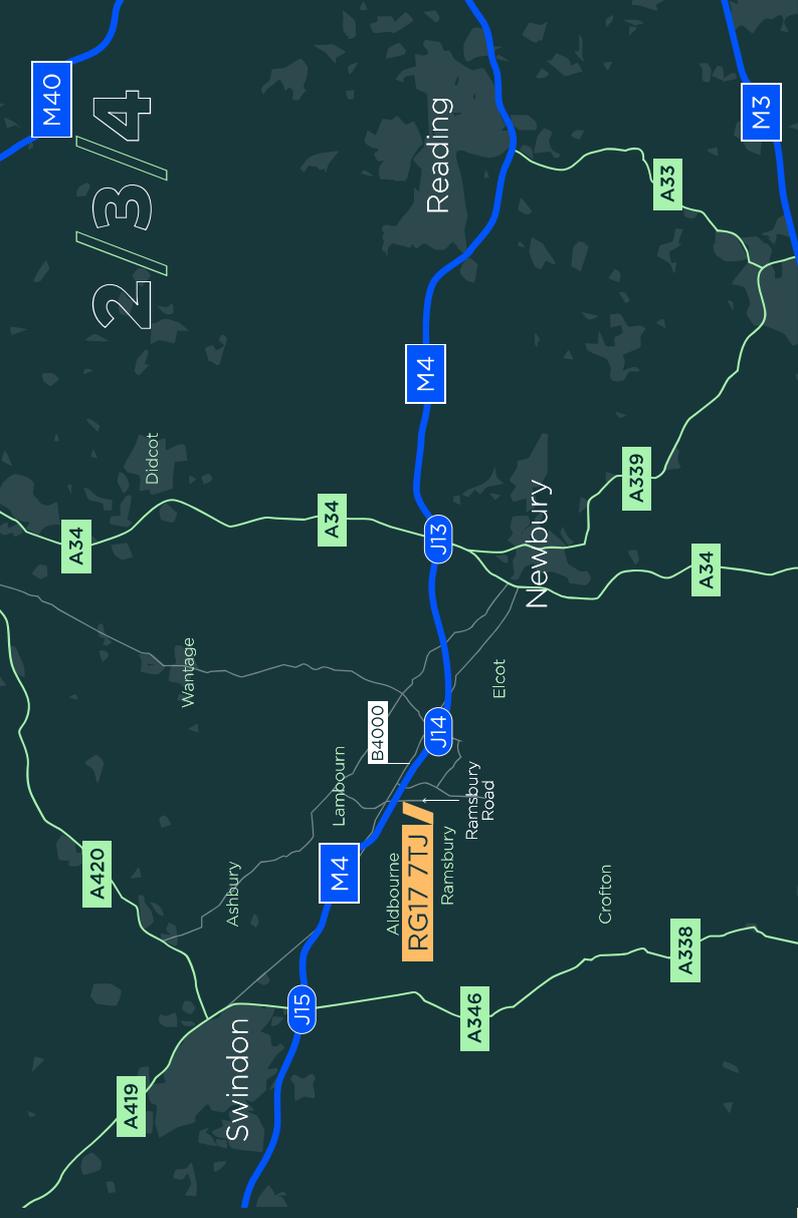
The units hold a prominent location directly adjoining Ramsbury Road and close to the Membury Industrial Estate and M4 services.

Units 2 and 3, located to the front, have fitted office areas with WCs and canteen facilities. The internal eaves height to the warehouses is 7m.

Unit 3 is fitted with 3 dock level loading doors and 1 surface door. Unit 2 is fitted with 4 surface level loading doors and Unit 4 is fitted with 2 surface level loading doors.

To the front, there is a parking area. To the rear, there is a large concrete surfaced parking and service yard for the commercial vehicles.

Units are available separately or combined.



/ LOCATION

Membury holds an excellent location adjoining the M4 motorway close to the west Berkshire/Wiltshire border.

The units hold a prominent location directly adjoining the Ramsbury Road and close to the Membury Industrial Estate.

M4 Junction 14 Hungerford	5 miles
M4 Junction 15 Swindon	11 miles
Reading	24 miles
London and the M25	56 miles
Bristol M32	47 miles



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/ ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 2 Warehouse	26,861	2,495.47
Unit 2 Offices, Kitchen and WC	1,570	145.86
Total	28,431	2,641.33
Unit 3 Warehouse	30,020	2,788.95
Unit 3 Offices, Reception and Canteen	2,640	245.26
Unit 3 First Floor Offices and WCs	2,518	233.93
Total	35,178	3,268.14
Unit 4	6,191	575.16
Total	69,800	6,484.63

Please note, units can be taken separately or combined. Unit 2 is fitted with a mezzanine storage floor over the office area.

Units 2 and 3 have a covered area linking the two buildings together.



2/3/4



3 dock level doors



Vehicle loading



Internal eaves height 7m



Secure parking and service yard area



Fitted office areas

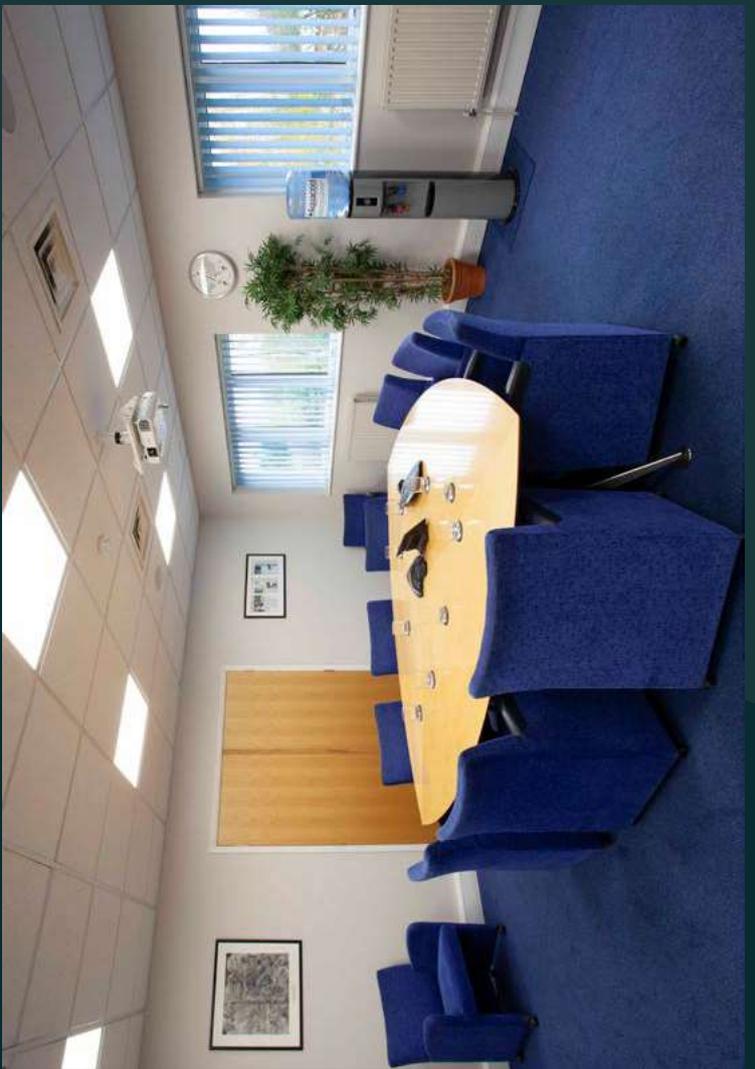
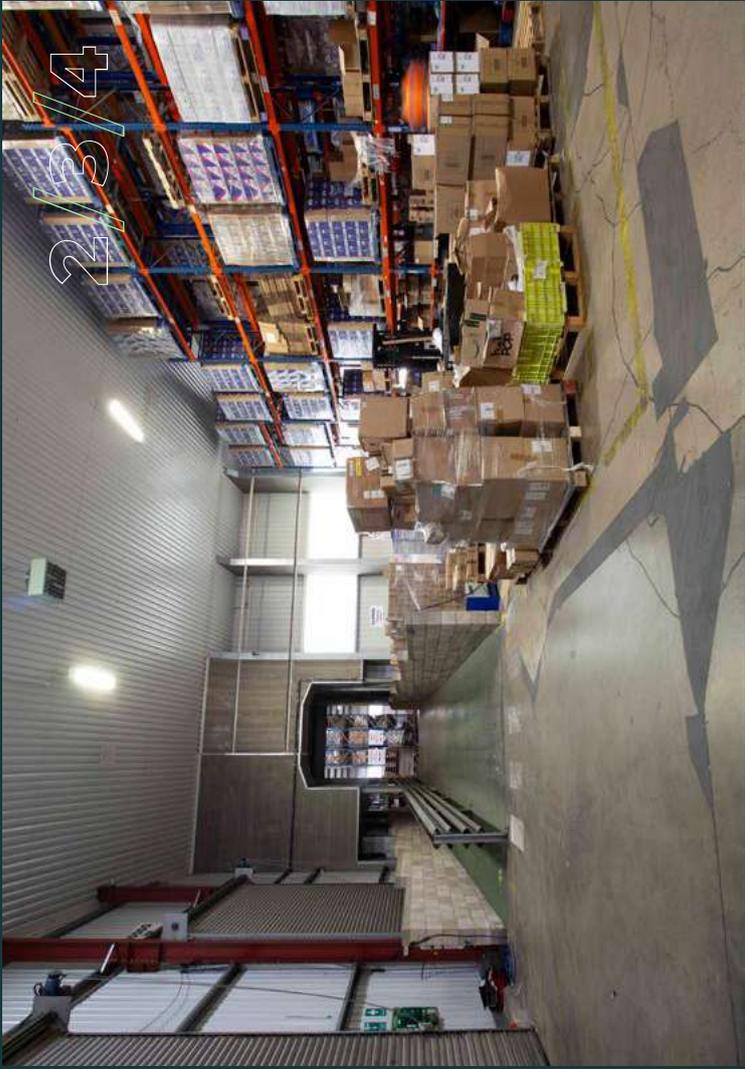


7 surface level doors



Prominent location





TERMS

Please contact the agent for quoting rentals.

LEASE

A new full repairing and insuring leases are available. The rent quoted is exclusive of service charge (if applicable), building insurance and VAT.

RATEABLE VALUE

To be assessed, please contact the agent for further information.

EPC

Please contact the agent for further information.

/ FURTHER INFORMATION

Viewings and further information is strictly by prior appointment through the agent.



Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

