

Option for Split and Freehold Sale
with offers north of £750,000 for part

Incentivised rents and stepped rents available



TO LET

Warehouse/Industrial Unit

6,000 sq.ft - 12,945 sq.ft (557 - 1,203 sq.m)

Unit 6, Multipark Hungerford, Berkshire, RG17 0QU

- Hungerford is located on the A4, 8 miles west of Newbury
- Located 3 miles south of the M4 J14

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Unit 6 Multipark Hungerford, Berkshire, RG17 0QU



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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 refurbished mid terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. The unit can be subdivided into two equal halves if required.

Each unit will have it's own loading access door, reception, offices and services. Further information is available from the agents.

To the front of the unit 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/Price*

Guide rent - From £60,000 pax

Purchase price - From £750,000

*Please note prices quoted are for a split unit

Business Rates

Rateable Value £76,500 (£105,000 April 2026)

All parties to make their own enquiries with West Berkshire Council - subject to re-assessment if sub-divided.

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. This figure is quoted for the unit as a whole; if the unit is subdivided, the charge will be apportioned between the resulting units.

Insurance

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

Energy Performance

C:57. 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 agents



Shane Prater
07836 215126
shane@quintons.co.uk



Alastair Andrews
07989 512606
alastair@loveday.uk.com



George Watson
07423 662487
gwatson@lcpproperties.co.uk

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