

TO LET



UNIT 1 BROOKWAY IND EST

Brookway Newbury Berkshire RG14 5PE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,450 SQ FT (227.6 SQ M)

KEY POINTS

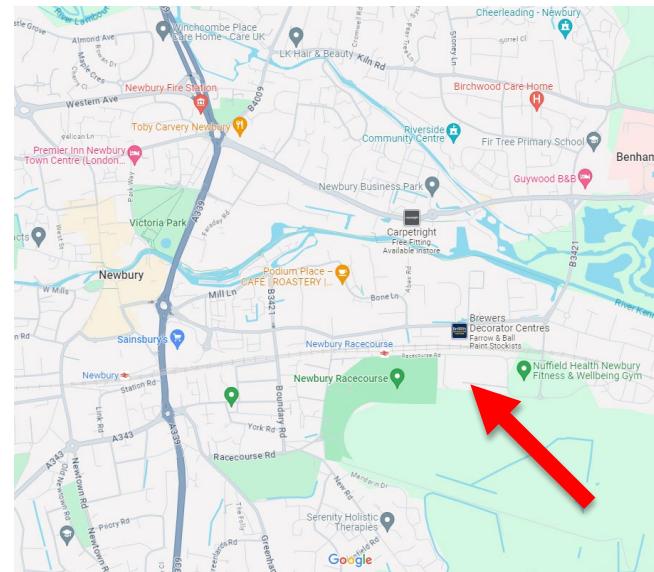
- Newly refurbished
- Light industrial / warehouse unit
- Loading door
- 4.3m min eves height
- Three phase power

Location

Brookway Trading Estate is situated on the popular Hambridge Lane Industrial Estate to the east of Newbury town centre and a short distance from the A4 Bath Road, which in turn connects with the A34 dual carriageway 3 miles south of J13 of the M4.

Road communications are excellent with easy access to London, the West Country and the national motorway network.

what3words //hunt.result.ramp



Description

The unit is an end of terrace unit of traditional steel portal frame construction with part-brick, part-steel profile cladding under a pitched roof incorporating translucent roof panels. The unit provides clear span workshop/storage.

Specification

- Newly refurbished
- Electric roller shutter door 2.8m-3.4mW x 3.8mH
- Separate pedestrian entrance
- Min. eaves height 4.3m rising to max. 5.2m
- Three phase power
- Translucent roof panels
- LED lighting
- Painted floors and walls
- Two WC's
- Parking for approximately 8 cars plus truck space in front of the loading door

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	2,450	227.6
Total	2,450	227.6

Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act. A rent deposit is required from all tenants.

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Business Rates (2023/2024)

The Rateable Value for the property is £20,750

Energy Performance Asset Rating

A:21

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.
Joint Agent: Quintons 01635 551441



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