




**THE PADDOCKS
TRADE PARK**

NEWBURY RG14 5TQ



UNIT 1B TO LET

FULLY REFURBISHED

**HIGHLY PROMINENT TRADE UNIT
2,412 SQ FT (224 SQ M)**

DESCRIPTION

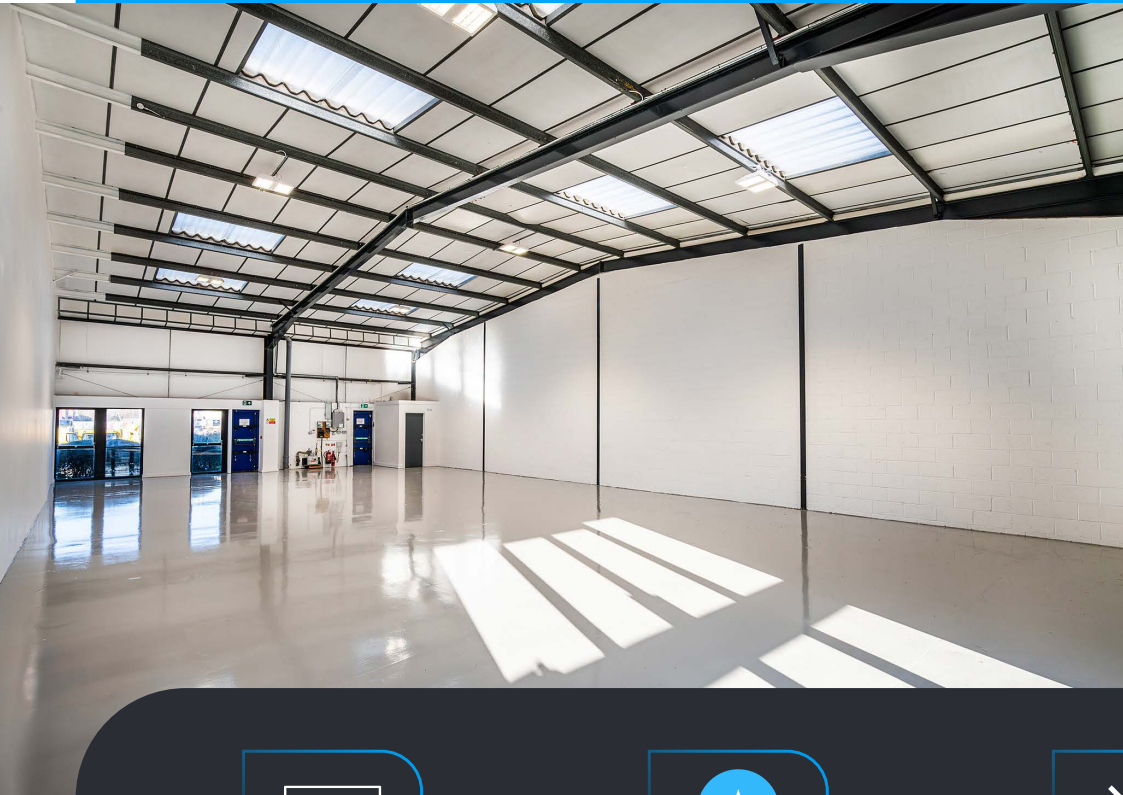
The premises comprise a fully refurbished trade counter unit of steel portal frame construction under a pitched roof.

TERMS

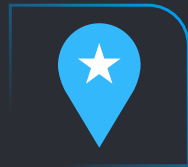
The unit is available on a new full repairing and insuring lease.

**UNIT 1B
THE PADDOCKS
TRADE PARK**

NEWBURY RG14 5TQ



**STEEL SHUTTER
LOADING DOOR**



**PRIME
TRADE LOCATION**



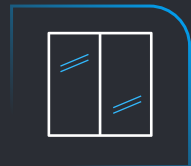
**WAREHOUSE
LED LIGHTING**



**TRANSLUCENT
ROOF PANELS**



**ALLOCATED
CAR PARKING**



**SEPARATE
PERSONNEL DOOR**



**3 PHASE
POWER**



**WC
FACILITIES**



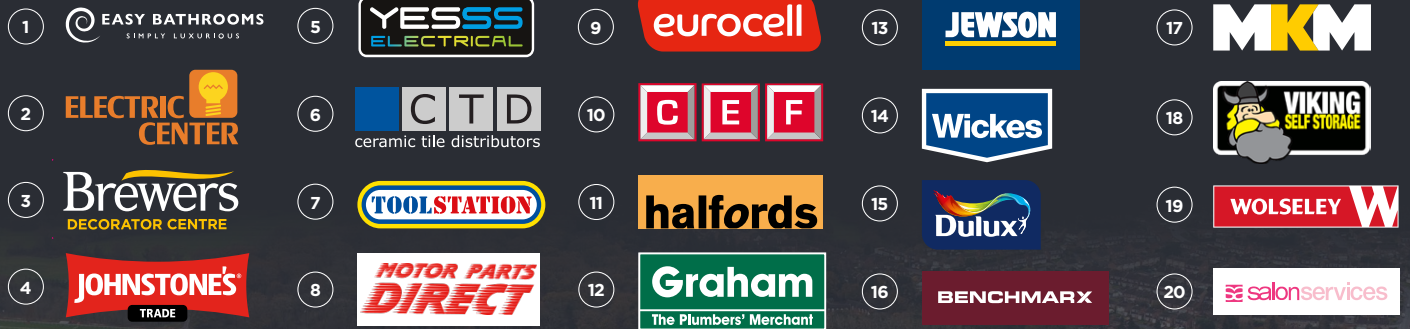
**EPC RATING
B - 27**



**FULLY
REFURBISHED**

LOCATION

The Paddocks is located on the south side of Hambridge Road, close to the junction with Bone Lane. Newbury town centre is approximately 1/2 mile to the west. This is a popular location for a number of national and local companies and The Paddocks has become established as a centre for trade counter businesses.



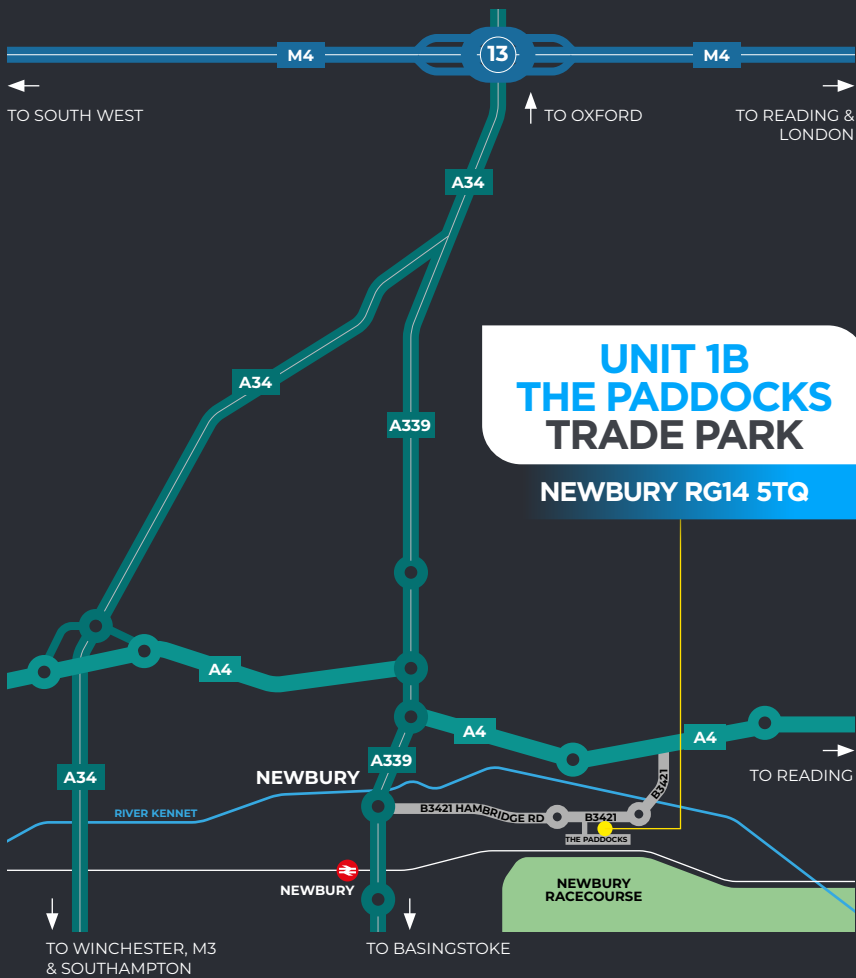
**UNIT 1B
THE PADDOCKS
TRADE PARK**
NEWBURY RG14 5TQ

TO A339,
NEWBURY, A34
& M4 J13

← TO A4

HAMBRIDGE RD

BONE LANE



**UNIT 1B
THE PADDOCKS
TRADE PARK**
NEWBURY RG14 5TQ

VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.

020 7629 8171
KnightFrank.co.uk

0118 921 1515
WWW.HASLAMSCO.UK

Charlie Perkins
07974 366158
charlie.perkins@knightfrank.com

Alec White
07775 595174
alecwhite@haslams.co.uk

Ed Ponting
07921404659
edponting@haslams.co.uk



**SERVICE CHARGE/
INSURANCE**

The landlord insures the property and also administers maintenance and repair of common areas on the Estate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value: £25,250 (2023)
Rates Payable: £12,599.75 (2023/2024)

All interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

VAT

All pricing is subject to VAT.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. January 2026.