



## UNIT 5 BROOKWAY IND EST

Brookway Hambridge Lane Newbury RG14 5PE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	1,044 SQ FT (97 SQ M)

### KEY POINTS

- > Newly refurbished
- > Light industrial / warehouse unit
- > Electric roller shutter door
- > Minimum eaves height 4m
- > 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 a mid-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.

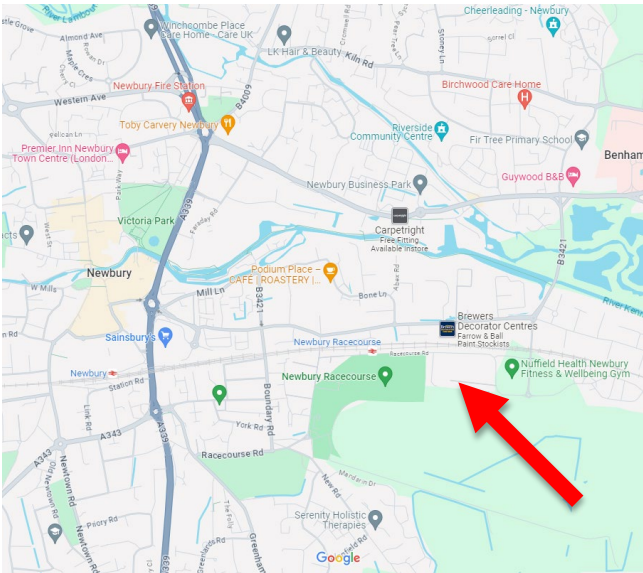
# Specification

- Newly refurbished
- Electric roller shutter door 2.8m-3.4mW x 3.8mH
- Separate pedestrian entrance
- Min. eaves height 4m
- Three phase power
- Translucent roof panels
- LED lighting
- Painted floors and walls
- Two WC's
- Parking for approximately 6 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	1,044	96.99
Total	1,044	96.99



# 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

To be confirmed

# Energy Performance Asset Rating

To be assessed

# 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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