



Units 6 & 9, Charnham Lane, Hungerford RG17 0EY

TO LET

**INDUSTRIAL WORKSHOPS/TRADE
COUNTER UNITS**

**1,055 - 4,666 Sq Ft
(98 - 433 Sq M)**

DESCRIPTION

The units comprise mid and end of terrace workshops/trade counter premises of brick and profile clad construction. The roof is of asbestos profile sheeting with inset warehouse lighting. The units benefit from forecourt loading, separate personnel entrances, loading and demised areas/allocated parking. Unit 9 has a secure yard to the side. Both units have a min. eaves height of 3.71m.

- ✓ Forecourt loading
- ✓ Manual and electric loading doors
- ✓ Allocated parking
- ✓ Trade counter and secure yard to Unit 9
- ✓ Minimum eaves height of 3.71m
- ✓ Can be leased individually or as a whole



LOCATION

Charnham Lane Industrial Estate is located in an established industrial location just off the A4 in the centre of Hungerford. The site is within walking distance of Hungerford town centre and Junction 14 of the M4 motorway is approximately 3 miles to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 6	1,055	98
Unit 9	3,611	335
Total	4,666	433

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

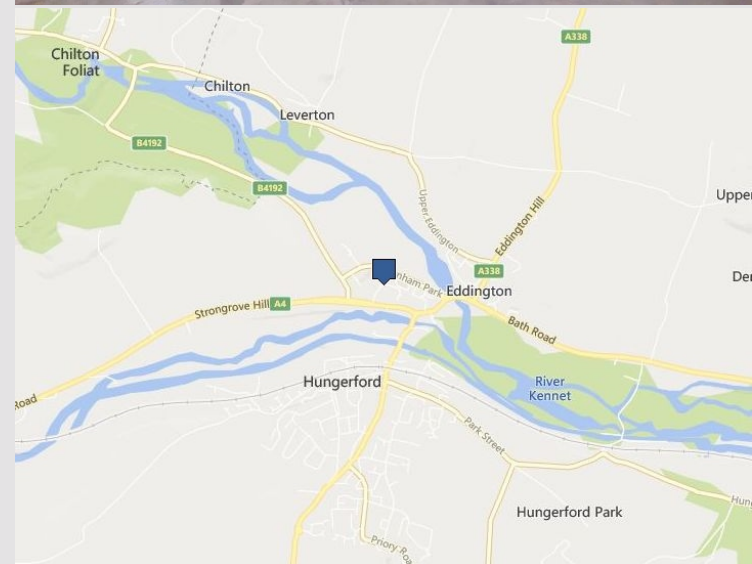
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of sub-lease, assignment or potentially surrender and grant of a new lease. Rent on request.

EPC

To be assessed



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VIEWING & FURTHER INFORMATION

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