

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 4C Station Yard

Station Road, Hungerford, RG17 0DY

Light industrial/workshop

1,243 sq ft

(115.48 sq m)

- Single phase power
- Electric loading doors
- Ground floor eaves height 2.5m
- LED lights
- WC on first floor
- 2 parking spaces plus loading bay

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,243 sq ft
Rent	£16,500 per annum
Rates Payable	£4,391.20 per annum
Rateable Value	£8,800
Service Charge	£1 per sq ft
EPC Rating	D (85)

Description

The property comprises a refurbished light industrial unit unit constructed of brick to the ground floor with profile cladding above.

Internally the property include open plan ground and first floor spaces.

Location

The unit is situated within Station Yard Business Park on Station Road, Hungerford. From the A4 proceed into Hungerford High Street. At the second mini roundabout turn left then left at the top of the hill. Follow the road down to the level crossing then bear right and follow the road where you will see Station Yard in front of you.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	621	57.69
1st - Office	621	57.69
Total	1,242	115.38

Terms

The unit is available by way of a new lease for a term to be agreed.

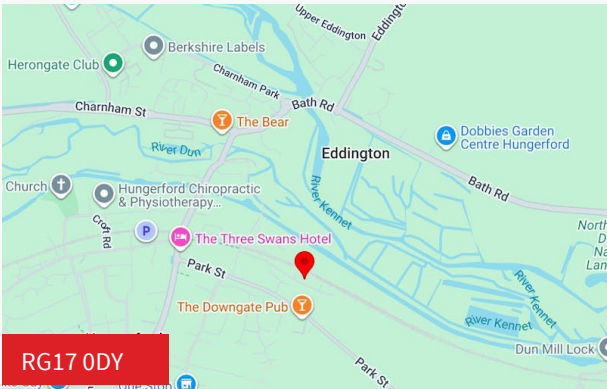
Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

Mr Shane Prater (Quintons)

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 11/08/2025



