



## Unit 5A Station Yard

Station Approach, Hungerford, RG17 0DY

### Industrial/warehouse unit

1,934 sq ft

(179.67 sq m)

- Electric roller shutter door
- 3m eaves height
- 1x WC
- Associated parking

# Unit 5A Station Yard, Station Approach, Hungerford, RG17 0DY

## Summary

Available Size	1,934 sq ft
Rent	£24,175 per annum
Rates Payable	£9,980 per annum
Rateable Value	£20,000
EPC Rating	Upon enquiry

## Description

The subject property has an electric shutter door (approx. 4.5m wide and 2.99m high), a kitchenette unit, and a W.C within. The property is to be refurbished back to shell condition. There is associated parking with the subject property.

## 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.

## Terms

The unit is available by way of a new Full Repairing and Insuring lease for a term to be agreed with the Landlord, to be outside the security of tenure provisions of the Landlord & Tenant Act 1954 and subject to vacant possession being gained.

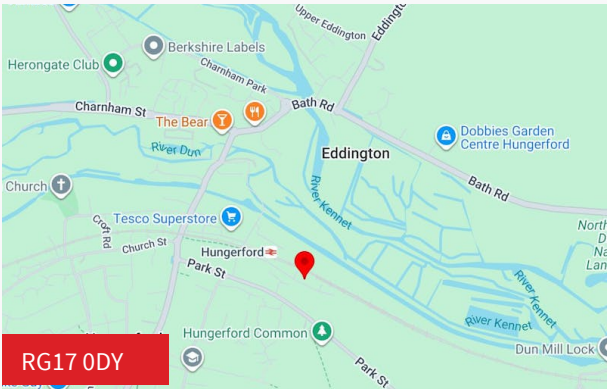
## Anti Money Laundering

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

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More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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