



**Units 2, 3 and 4 Ramsbury Road, Membury
Hungerford, RG17 7TJ**

MODERN WAREHOUSE UNITS
28,431 sq ft to 69,800 sq ft

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(2,641.33 to 6,484.63 sq m)

- SECURE DETACHED FACILITIES
- GENEROUS PARKING AND SERVICE YARD AREAS
- SURFACE AND DOCK LEVEL LOADING
- UNITS AVAILABLE SEPARATELY OR COMBINED
- NEW LEASE AGREEMENTS
- FITTED OFFICE AREAS



Summary

Available Size	28,431 to 69,800 sq ft / 2,641.33 to 6,484.63 sq m
Rent	£8.50 per sq ft
Business Rates	N/A
EPC	Upon enquiry

Location

Membury holds an excellent location adjoining the M4 motorway close to the west Berkshire/Wiltshire border. Junction 14, Hungerford, is 5 miles to the east. Junction 15, Swindon, is 11 miles to the west. Reading, is 24 miles and the M25 is 56 miles.

The units hold a prominent location directly adjoining the Ramsbury Road.

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<https://w3w.co/lizards.organist.farmland>

Description

The units comprise three detached modern warehouse units constructed of clear span portal frames with insulated metal cladding.

Units 2 and 3, located to the front, have fitted office areas with WCs and canteen facilities. The internal eaves height to the warehouses is 7m.

Unit 3 is fitted with 3 dock level loading doors and 1 surface door. Unit 2 is fitted with 4 surface level loading doors and Unit 4 is fitted with 2 surface level loading doors.

To the front, there is a parking area.

To the rear, there is a large concrete surfaced parking and service yard for the commercial vehicles.

Units are available separately or combined.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 2 Warehouse	26,861	2,495.47
Ground - Unit 2 Offices, Kitchen and WC	1,570	145.86
Ground - Unit 3 Warehouse	30,020	2,788.95
Ground - Unit 3 Offices, Reception and Canteen	2,640	245.26
1st - Unit 3 Offices and WCs	2,518	233.93
Unit - Unit 4	6,191	575.16
Total	69,800	6,484.63

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agents.



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