

INDUSTRIAL / LIGHT INDUSTRIAL TO LET

ORCHARD BUSINESS PARK

Kingsclere, Newbury, RG20 4SY

CAMPBELL GORDON.

An end of terrace workshop/warehouse space with offices on a mezzanine floor.

2,188 SQ FT (203.27 SQ M)

Summary

Available Size	2,188 sq ft
Rent	£13.50 per sq ft exclusive of VAT.
Rates Payable	£5.83 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
Rateable Value	£29,750
Service Charge	£0.17 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (80)

Description

Orchard Business Park is a modern purpose built development of small workshop/warehouse properties formed into four terraces surrounding a central car park.

Unit 14 is an end of terrace property which provides open plan workshop/warehouse space with concrete floor into which a mezzanine floor has been installed covering c.40% of the floor area. Also on the ground floor are WCs, showers and a kitchenette. The first floor is accessed via a steel staircase and provides two carpeted office spaces.

The front of the building is fitted with large glazed window panels which incorporate a double personnel entrance door next to a roller shutter door.

The unit benefits from 4 allocated car parking spaces.

Any tenant will be responsible for insurance at a cost of £480 per annum.

Location

Orchard Business Park is located on the A339 approximately 1 mile to the North West of Kingsclere. Newbury town centre is approximately 6 miles to the North and Basingstoke is 8 miles to the South East.

Accommodation

The accommodation comprises the following areas:

Description	Building Type	sq ft	Tenure	Availability
14 - Ground Floor	Industrial	1,563	To Let	Available
14 - Mezzanine	Office	625	To Let	Available
Total		**2,188**		

Viewings

Viewings by appointment only through the joint agents.







Viewing & Further Information



Rob Marson
0118 959 7555 | 0777 846 7781
rob@campbellgordon.co.uk



George Twelves
0118 959 7555 | 07570 616 009
george@campbellgordon.co.uk

Paul Richardson (Richardson Commercial)
07958 539450

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