



Unit 14 Cufau Business Park

Cufau Lane, Bramley, RG26 5DL

INDUSTRIAL / WAREHOUSE UNIT WITH 'SMART' MEZZANINE OFFICE

1,805 sq ft
(167.69 sq m)

- Popular, well-managed Business Park between Basingstoke and Reading
- Small Business Rates Relief (Subject to Status)
- Modern specification
- Good parking (6 car spaces)
- 3 phase power
- LED lighting

Unit 14 Cufaude Business Park, Cufaude Lane, Bramley, RG26 5DL

Summary

Available Size	1,805 sq ft
Rent	£21,500 - £23,500 per annum
Rateable Value	£13,750
Service Charge	£820.92 per annum Plus VAT
VAT	Elected
Legal Fees	Each party is to be responsible for their own legal costs
EPC Rating	C (48)

Description

The estate comprises a total of 18 modern warehouse/industrial units, built to a high specification. Unit 14 is located at the southern end of the Cufaude Business Park estate, which is clearly visible as you drive in with good access. The premises are located at the end of the terrace which provide decent loading and car parking in front. Internally, the premises benefit from a fully fitted mezzanine office, together with a single useful ground floor office, a DDA compliant WC and modern tea point. The first-floor offices are currently arranged as 2 separate self-contained offices and good height storage / production underneath the mezzanine floor. There is a generous height within the warehouse with a minimum eaves height of 3.3 m up to a maximum of 5.9 m and LED lighting to the office and warehouse.

Location

Cufaude Business Park is located within the village of Bramley and prominently fronts Cufaude Lane, which joins the main road through to the Chineham area of Basingstoke. It is within a short distance of Bramley railway station which is situated on the Reading to Basingstoke line. The A33 is also nearby accessed at Sherfield on Loddon, and also down through Chineham Park. The A33 links Reading via Junction 11 of the M4 motorway to the north together with Junctions 6 & 7 of the M3 motorway to the south.

Accommodation

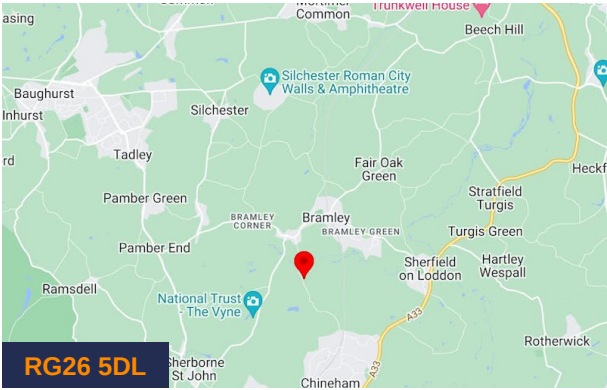
Name	sq ft	sq m	Availability
Ground	1,511	140.38	Let
1st - Office	294	27.31	Let
Total	1,805	167.69	

Specification

- Electrically operated up and over loading door 3.0 m (H) x 2.9 m (W)
- Generous eaves height (5.9 m maximum)
- First floor mezzanine office (294 sq ft) /Ground floor office (161 sq ft)
- Good car parking (6 spaces)

Terms

A new fully repairing and insuring lease for a term to be agreed.
Rent to be as follows:
Year 1 £21,500 pax
Year 2 £22,500 pax
Year 3 £23,500 pax



Viewing & Further Information



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