

Building 101E, Greenham Business Park
Newbury, RG19 6HN



Workshop/Warehouse

7,329 sq ft

TO LET

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP

TEL: 01635 584188

2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH T 01635 42631 M 07958 539450

RICHARDSON-COMMERCIAL.CO.UK

IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

Location

Greenham Business Park is situated on the south side of Newbury on the A339 which connects to Basingstoke to the southeast and Newbury and Junction 13 of the M4 motorway to the north. The Business Park is home to in excess of 100 businesses and presently provides accommodation in excess of 2million sq ft

Description

The unit is a steel framed structure beneath a pitched roof, profile steel cladding to the external walls. It comprises two bays each with sliding loading doors and one bay has been partly converted to provide ground floor office accommodation and light first floor storage.

Amenities

- Sodium and fluorescent strip lighting
- Sliding loading doors, 13'5" high x 12' wide
- Minimum eaves height 13'
- On site parking

Accommodation

Warehouse:	5,217 sq ft
Offices:	1,056 sq ft
Mezzanine storage:	1,056 sq ft

Total: 7,329 sq ft

(This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition))

Tenure

The property is available to let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £28,000 per annum plus VAT.

Business Rates

Rateable Value: £26,750
Rates Payable: £12,250 p.a. (2012/13)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

Service Charge

There is a service charge for the maintenance of the common areas on the Estate and on site security which is estimated at approximately £1 plus VAT, per sq ft, per annum.

Legal Fees

The tenant is to pay a contribution towards the landlord's legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

T: 01635 584188

E: paul@richardson-commercial.co.uk

OR Deal Varney (01635) 550211

October 2012.

Subject to Contract