

## Unit 1C Walker Logistic Centre Membury



Very Flexible Terms Available

**688 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

**Location**

The property is situated off Ramsbury Road in the Walker Logistic Centre, approximately 3 miles from J14 of the M4, providing fast access to the motorway network.

**Description**

The property is a single storey newly built office building with brick elevations comprising three office suites, only one of which is remaining. There are male and female toilet facilities and a fitted kitchen for the benefit of the individual suites.

The site benefits from a manned security presence 24 hours a day.

**Amenities**

- Air conditioning
- Suspended ceiling
- Carpeted
- Trunking
- On site parking
- Managed environment
- High security entry system

**Accommodation**

Suite 2                  688 sq ft

**Tenure**

A new internal lease for a minimum term of 12 months is available, ideally via a three year lease fixed for twelve months, with six month break options thereafter.

**Occupation Costs**

Inclusive rent to include rent, rates, service charge, heat, light and cleaning of common parts - £1,375.00 per calendar month.

The quoted figures may be subject to the addition of VAT.

**Local Authority**

West Berkshire District Council  
Council Offices  
Market Street  
Newbury  
Tel: 01635 42400

**Business Rates**

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

**VAT**

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

**Energy Performance Certificate****Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 584188**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

February 2012.

**Subject to Contract**