

**Unit 4, Plot Q, Faraday Road
Newbury, RG14 2AD**



Workshop Units

1,915 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

The premises are located at the far end of Faraday Road, an established industrial location accessed directly off the A4 in Newbury. Faraday Road is approximately 3.5 miles from J13 of the M4. From the Robin Hood roundabout (A4/A339) heading east on the A4 towards Thatcham/Reading turn right into Faraday Road, passing the Pets AT Home Superstore. Proceed past the Vauxhall Showroom and the premises will be found on the right hand side.

Description

The premises comprise a modern mid-terrace industrial/workshop unit in open plan format with loading to the front via a roller shutter door. There are two WCs to the rear of the unit.

There are 2 car parking spaces allocated for the sole use of this property. Shared parking is available in the immediate vicinity (by separate negotiation).

The property has an eaves height of 3.83m (12'6") and 3 phase electricity.

Amenities

- **3 phase power**
- **Eaves height 3.83m (12'6")**
- **Manual roller shutter door**

Accommodation

The premises provide the following approximate gross internal area as measured on site:

Workshop 1,915 sq ft (177.90 sq m)

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£13,000 per annum exclusive, payable quarterly in advance.

Business Rates

The Valuation Office Agency details the following:-

Rateable Value	£12,000
Rates Payable for 2010/11	£ 5,112

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 payable for the up-keep of estate roadways. Further details are available upon request.

VAT

VAT may be applicable to rent/service charges quoted.

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

March 2012.

Subject to Contract