

UNIT 5, BONE LANE
NEWBURY, RG14 5SH



Warehouse/Industrial Property

2,778 sq ft

TO LET

Tel: 01635 282566

Location

Unit 5 is located on the popular Bone Lane Industrial Estate, approximately ½ mile to the east of Newbury town centre. Bone Lane connects with Hambridge Road and Kings Road to provide direct access to both the A4 and A339.

Description

This is a mid-terrace property which provides ground and first floor offices fronting onto Bone Lane with workshop/warehouse to the rear. The offices are arranged as one large open plan office on the ground floor with a separate entrance lobby directly from the first floor. On the first floor there are two offices and one WC. As well as a small parking area to the rear of the property additional car parking is provided in a large shared car park to the right of the property.

Amenities

Warehouse

- Minimum eaves 11'4"
- Fluorescent lighting
- Translucent roof panels
- 30-amp twin sockets
- 3 phase power
- Painted floor and walls
- Gas blower heater
- Roller shutter door 10' high x 10' wide
- 2 WCs

Offices

- Carpeting
- Gas fired central heating
- Double glazed UPVC windows
- Security alarm
- WC

Accommodation

Warehouse	1,730 sq ft
G/F Offices	524 sq ft
F/F Offices	524 sq ft
Total	2,778 sq ft

This area has been measured on a net internal basis in accordance with RICS Code of Measuring Practice

Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of 5 years will contain provision for an upward only rent review.

Rent

£22,250 per annum (£8/sq ft). VAT will be charged on the rent.

Service charge

A service charge is levied in respect of maintenance of the common areas on the Estate, plus VAT. Please contact for more information on the charge for 2017/18.

Business Rates

Rateable Value £15,000

Rates Payable £6,900 (2017/18)

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

EPC

The Energy Performance Certificate rating is B-39. A full copy is available upon request.

Legal Fees

Each party is to bear their own legal fees.

Viewing

Strictly by appointment with the joint agents:

Richardson Commercial

Paul Richardson

T: 01635 282566

E: paul@richardson-commercial.co.uk

Or

Deal Varney (01635) 550211

November 2017.

Subject to Contract