

Unit 8, Turnpike Industrial Estate
Newbury, RG14 2LR



Detached Warehouse/Industrial Unit

2,350 sq ft

TO LET

IMPORTANT:

Location

The property is situated on the popular Turnpike Industrial Estate approximately ¼ mile from the intersection between Hambridge Road and the A4.

Turnpike Industrial Estate houses a number of occupiers including Fusion Fulfilment, Alrad Instruments, Stark Builders Merchants and a host of other occupiers.

The property is situated at the end of the industrial estate in a quiet, secluded location.

Description

The property comprises a detached industrial unit of steel portal frame construction with part brick and part steel cladding, together with a single access up and over door.

The premises currently have a small single person office, kitchenette and male and female toilet facilities installed.

Amenities

- **Self contained industrial premises**
- **Suitable for engineering purposes**
- **Flexible lease terms available**
- **Ample parking**

Accommodation

Gross Internal Area 2,350 sq ft

Tenure

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

Rent

Rental offers in the region of £23,500 per annum exclusive.

Business Rates

The unit is assessed as follows:-

Workshop and Premises	Rateable Value	£18,750
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We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

Service Charge

An Estate Management fee is currently levied to include insurance on the Estate, power for common areas. Further information available on request.

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

The Property currently has a rating of E.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

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E: paul@richardson-commercial.co.uk

April 2025.

Subject to Contract