

**Unit 8, Turnpike Industrial Estate**  
**Newbury, RG14 2LR**



Detached Warehouse/Industrial Unit

**2,350 sq ft**

**TO LET**

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

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## 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 P C Cox, Alrad Instruments, Wessex Coin Ltd 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 and yard space

## 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 £16,500 per annum exclusive.

## Business Rates

The unit is assessed as follows:-

Workshop and Premises	Rateable Value	£13,750
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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.

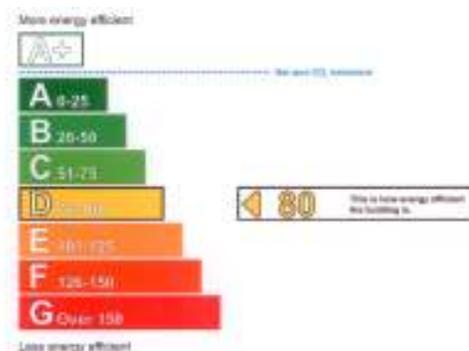
## Service Charge

An Estate Management fee is currently levied to include insurance on the Estate, power for lighting, grass cutting etc. This is currently running at £275 per annum approximately. 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



## 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)**

May 2011.

**Subject to Contract**