

**Orchard Business Park**  
**Kingsclere, Newbury, RG20 4SY**



An end of terrace workshop/warehouse space with  
Offices on mezzanine floor

**2,188 sq ft**

**TO LET**

**IMPORTANT:**

**Location**

Orchard Business Park is located on the A339 approximately 1 mile to the north-west of Kingsclere. Newbury town centre is approximately 6 miles to the north and Basingstoke is 8 miles to the south-east.

**Description**

Orchard Business Park is a modern purpose built development of small workshop/warehouse properties formed into four terraces surrounding a central car park.

Unit 14 is an end of terrace property which provides open plan workshop/warehouse space with concrete floor into which a mezzanine floor has been installed covering c 40% of the floor area. Also on the ground floor are WCS, showers and a kitchenette. The first floor is accessed via a steel staircase and provides two carpeted office spaces.

The front of the building is fitted with large, glazed window panels which incorporate a double personnel entrance door next to a roller shutter door.

The unit benefits from 4 allocated parking spaces.

**Amenities**

- Self contained industrial premises
- WC, showers and kitchenette
- 4 parking spaces

**Accommodation**

**Gross Internal Area**     2,188 sq ft

Original                         1,563 sq ft

Mezzanine                      625 sq ft

**Tenure**

The unit is available to lease for a minimum term of 5 years.

**Rent**

Offers in the region of £22,500pax

**Business Rates**

The unit is assessed as follows:-

Workshop     Rateable Value     £29,750

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

**Service Charge**

To be confirmed.

**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 D (80).

**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)**

Or

Campbell Gordon (Joint Agent) 0118 959 755

April 2026.

**Subject to Contract**

