

**2 Arnhem Road
Newbury, RG14 5RU**



Industrial/Warehouse Premises
With Office and Yard

6737 sq ft (625.8 sq m)

TO LET

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP

TEL: 01635 584188

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Location

The premises are located on Arnhem Road at its junction with Hambridge Road. Hambridge Road forms part of Newbury's major industrial/business district situated to the south east of the town centre. Direct access is available to both the A4 and A339, which in turn provide access to the Newbury bypass (A34) and junction 13 of the M4 motorway to the north.

Description

The premises comprise a detached single storey industrial/warehouse property of traditional brick and block construction fronted by two storey offices. The main workshop area benefits from a pitched insulated steel truss framed roof with translucent sky panels, with a minimum eaves height of approximately 16', concrete floor, 3 phase power and fluorescent strip lighting. The offices benefit from night store heating and fluorescent strip lighting.

To the front of the unit is staff/customer parking. To the rear and accessed via a concrete driveway is a further concreted yard area suitable for parking/external storage with a loading door access to the unit.

Amenities

- Yard Parking
- Two Storey Offices
- Three Phase Power
- Male & Female WCs
- 2 Loading Doors
- Concrete Floor

Accommodation

Ground Floor Workshop/ Warehouse	4,495 sq ft
Ground & First Floor Offices	2,242 sq ft
Total	6,737 sq ft

Tenure

The premises are offered on a new lease, length by negotiation at a commencing rent of £37,500 per annum exclusive.

Business Rates

Rateable Value £39,000

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

VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Enters

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May 2011.

Subject to Contract

All measurements gross internal