

**Unit 5A, Faraday Road, London Road Industrial Estate
Newbury, RG14 2AD**



Refurbished Industrial/Warehouse Unit

1,860 sq ft (173 sq m)

TO LET

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

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Location

The property is located in Faraday Road which forms part of the London Road Industrial Estate, one of the main commercial areas of Newbury. The junction of the A4 and A34 is within half a mile and junction 13 of the M4 motorway is some 4 miles.

Description

The premises comprise a terraced industrial unit of steel frame construction with pitched roof and brick cladding to the exterior wall surfaces. To the front there is a substantial forecourt for car parking and loading/unloading facilities.

Amenities

- Male & Female WCs
- Fitted Office
- Fluorescent Lighting
- 3 Phase Electricity
- Roller Shutter Door
- Car Parking

Refurbishment

This unit was refurbished approximately 3 years ago with new cladding to the roof, new modern double glazed windows and doors to the exterior and new screed floor surface to the warehouse.

Terms

The property is available to let for a minimum of 3 years at a commencing rental of £14,000 per annum exclusive.

Business Rates

Rateable Value £13,500

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.

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 Enters

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September 2011

Subject to Contract