

**Unit 3, Red Shute Industrial Estate**  
**Hermitage, RG18 9QW**



Industrial/Warehouse Unit

With Good Quality Offices

**5,813 sq ft**

**TO LET**

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

**TEL: 01635 584188**

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

**RICHARDSON-COMMERCIAL.CO.UK**

**IMPORTANT:**

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (1) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must verify themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to the property; (4) rents quoted in the above particulars may be subject to VAT in addition.

**Location**

Red Shute Industrial Estate can be found approximately ½ mile south of the village of Hermitage which itself lies approximately 5 miles north-east of Newbury and approximately 1 mile east of Junction 13 of the M4. If travelling from Newbury the Industrial Estate can be found to the right of the B4009 on Saw Mill Road off Red Shute Hill.

**Description**

Unit 3 is a detached unit of steel portal frame with brick facings and part clad profile elevations beneath a corrugated roof with translucent roof light panels. The warehouse provides useful open accommodation with separate offices and kitchen in an adjoining single storey building to the side.

The unit benefits from front and rear roller shutter loading doors.

The unit will undergo refurbishment to remove a mezzanine floor which is currently in-situ.

**Amenities**

- Two roller shutter loading doors each approx 12'5" (3.8m) wide
- Sodium lighting to warehouse
- Three phase electricity
- Good quality offices with suspended ceilings, CAT II lighting and part dado trunking

**Accommodation**

	Sq Ft	Sq M
Warehouse	4,483	449.97
Offices	970	90.11
<b>Total GIA</b>	<b>5,813 sq ft</b>	<b>540.08 sq m</b>
Eaves Height	15'5"	4.71m

**Tenure**

The property is available on a new lease to include mutual rolling break options. Any

lease is to be outside the renewal provisions of the Landlord & Tenant Act 1954 (Pt II).

**Rent**

Rent offers in the region of £5.00/sq ft.

**Rateable Value**

For the year 2011/2012:-

Rateable Value:	£32,750
Rates Payable:	£14,180.75

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 additional charge will be payable to cover items such as general maintenance and management fees. Further details upon request.

**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 Joint Sole Agents:

**Richardson Commercial**  
**Paul Richardson**  
**T: 01635 584188**  
**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

Peter Brunsden  
 Brunsden Associates  
 T: 01635 255501

November 2011.

**Subject to Contract**