

# Page Hardy Harris

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TO LET








**4,934 sq.ft.**  
Trade Counter, Warehouse & Yard

**Unit 1, Arnhem Rd Industrial  
Estate, Newbury RG14 5RU**

## Warehouse Size (GIA)

Warehouse	3,882 sq.ft.
Office GF	526 sq.ft.
Office 1stF	526 sq.ft.
<b>Total</b>	<b>4,934 sq.ft.</b>

-  Located just on the corner of Hambridge Lane
-  Trade Counter Warehouse with roller shutter doors front & rear
-  2 storey office with reception/trade counter area plus Customer Toilets.
-  Customer parking to front and rear of the unit
-  Yard to rear for external storage and additional customer parking



## Description

This unit combines a single storey warehouse with 2 storey offices, trade counter and spacious yard. There is roller shutter access to the warehouse both at the front and rear of the building with a minimum eaves height of approx. 11 ft.

There is staff and customer parking to the front of the premises with a concreted yard and further car park to the rear.

The offices have double glazed windows, are carpeted with gas fired central heating and strip lighting. The ground floor offers reception/trade counter facilities. There are male and female WC's and a staff kitchen.

## Location

The Premises is located on the corner of Arnhem Road and Hambridge Road. Set in the heart of Newbury's vibrant industrial and business area, there is easy access to the A4 & A339 which in turn provides access to the M4 & A34. The newly electrified Newbury Racecourse rail station is within walking distance providing a direct link to Reading.

Local facilities include a Sainsbury's superstore, the Kennet Centre, the Market Square and newly developed Parkway Shopping Centre, all of which offers a wide variety of retail and leisure outlets.



## EPC

C - 75

## Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

**Ratable Value: £28,500**

**Business Rates Payable 2018/19: £13,680**

(Please check these figures with the local authority)

## Lease Term & Rent

A new full repairing and insuring lease for a term to be agreed at a rent of: **£41,000 pa**

## Building Insurance

The current cost of building insurance is £2,247 pa, subject to annual variances

## VAT

All figures are quoted exclusive of VAT which may be chargeable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing



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## Offices in Newbury, Bracknell and Maidenhead