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## 01344 311344

## **TO LET**

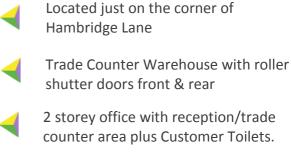


## 4,934 sq.ft. Trade Counter, Warehouse & Yard

### Warehouse Size (GIA)

Total	4,934 sq.ft.
Office 1stF	526 sq.ft.
Office GF	526 sq.ft.
Warehouse	3,882 sq.ft.

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



Customer parking to front and rear of the unit

Yard to rear for external storage and additional customer parking

## www.pagehardyharris.co.uk



#### 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.



#### 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.

#### 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  $\pm 2,247$  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

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable.