



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

TO LET

**UNIT A STERLING COURT, HAMBRIDGE ROAD
NEWBURY, WEST BERKSHIRE, RG14 5ST**

2,790 SQ FT (259.19 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Hambridge Road, Newbury. From the London Apprentice pub follow Hambridge Road, just past the speed camera turn left. Follow the road down the slope and turn left at the bottom. The property can be found at the end on the left.

DESCRIPTION

The property comprises a stand alone steel portal framed building with park brick and profile metal clad walls and roof.

Internally the property comprises concrete floor, heating via gas blower and three phase electricity.

Externally there is parking for a number of vehicles.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	259.19	2,790

RATING ASSESSMENT

Rateable Value £18,000

Rates Payable £8,982 (2021/22)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 103.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £20,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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February 2021

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