



Chartered Surveyors &  
Commercial Property Consultants

**WAREHOUSE WITH OFFICES**

**TO LET**

**UNIT 12, HAMBRIDGE BUSINESS CENTRE  
HAMBRIDGE LANE, NEWBURY  
WEST BERKSHIRE, RG14 5TU**

**13,309 SQ FT (1,236.47 SQ M)**



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

[www.quintons.co.uk](http://www.quintons.co.uk)

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 within Hambridge Business Centre which is part of the Hambridge Lane Industrial Estate, Newbury.

Newbury occupies a central location at the crossroads of the road network being a short distance from the A34 and junction 13 of the M4 Motorway.

Newbury also provides high speed rail access to London Paddington in approximately 40 mins.

## **DESCRIPTION**

The property comprises a mid-terraced industrial/warehouse unit constructed around a steel portal frame with brick and profile clad elevations and pitched roof.

Internally the space comprises ground and first floor offices to the front with warehouse space to the rear.

The warehouse benefits from the following:-

- \* 2 Electric roller shutter doors (3.35m wide x 4.8m high)
- \* LED Lighting
- \* Three Phase Power
- \* Eaves height of 6.1m rising clear
- \* 2 Gas blower heaters

The offices benefit from the following:-

- \* Suspended Ceilings
- \* LED Lighting
- \* Air conditioning to the first floor offices
- \* Perimeter trunking
- \* Carpets
- \* 3 WC's (2 ground floor, 1 first floor)
- \* Staff room with shower

The property benefits from a minimum of 21 car parking spaces and includes space for two 40 ft lorries to load/unload in front of the roller shutter doors. The estate has a gated entrance for added security out of hours.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 71.

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

[www.quintons.co.uk](http://www.quintons.co.uk)

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.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground floor warehouse	1,027.03	11,055
Ground floor office and stores	104.72	1,127
First floor offices	104.72	1,127
<b>Total</b>	<b>1236.47</b>	<b>13,309</b>

## **RATING ASSESSMENT**

Rateable Value £56,500

Rates Payable £28,928 (2021/22)

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £106,500 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

April 2021

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

[www.quintons.co.uk](http://www.quintons.co.uk)

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.



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

[www.quintons.co.uk](http://www.quintons.co.uk)

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.