



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO LET

**UNITS 4 & 5 STUDLAND INDUSTRIAL ESTATE
BALL HILL, NEWBURY, RG20 0PW**

4,582 SQ FT (425.67 SQ M)



YARD SPACE AVAILABLE SEPARATELY

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

Studland Estate is located at Ball Hill, approximately 5 miles to the southwest of Newbury. This is a predominantly rural location and provides quick and easy access onto the A34 at the Andover Road intersection, just 3 miles away.

DESCRIPTION

Studland Estate is a small development of industrial/ warehouse units constructed around a central courtyard. Units 4 & 5 are an end-terrace property which provides good quality workshop/warehouse space with ancillary offices to the front, WCs and tea point. It benefits from the following amenities;

- LED lighting
- Translucent light panels
- Concrete floor
- 3 phase power
- Up and over loading door
- Min eaves height 3.75m
- 6 car parking spaces are provided on site.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	425.67	4,582

RATING ASSESSMENT

Rateable Value £TBA Rates Payable £TBA

The rates were part of 3 other units and are being split.

SERVICE CHARGE

The service charge for the year commencing 1st May is approximately £1,500.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 110.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £41,250 per annum exclusive. VAT is applicable.

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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
April 2024



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