



Chartered Surveyors &  
Commercial Property Consultants

## LIGHT INDUSTRIAL UNIT

### FOR SALE

**UNIT 2, AERIAL BUSINESS PARK, MEMBURY  
HUNGERFORD, BERKSHIRE, RG17 7RZ**

**5,777 SQ. FT. (536.68 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 accessed from the B4000 Ermin Street. Proceed along the road past the Membury Services access road, take the first turning right. The property will be found on the left hand side at the end of the road.

Junction 14 of the M4 is located 3 miles East. We understand access to the M4 East and West is available through Membury Services via the slip road.

## **DESCRIPTION**

The property comprises a steel portal framed building with part brick and part profile metal clad elevations and pitched profile metal clad roof.

Internally the property is laid out to main warehouse space with entrance lobby, two WC's, kitchette and staff room on the ground floor. A metal staircase leads to the first floor where two offices and a further kitchette can be found.

Amenities in the warehouse include concrete floor, LED lighting, translucent panels to the roof, eaves height of 5.5m rising clear and two roller shutter doors. The mezzanine floor space is accessed from the workshop.

The first floor office areas include carpet to the floors, LED lighting and good natural light, there are a mixture of uPVC and aluminium powder coated windows. The staff room includes stainless steel sink and drainer.

There are 8 parking spaces to the front of the property plus useable yard/loading area to the side.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	423.000	4,553
Mezzanine Floor	56.246	605
First Floor Office	57.500	619
<b>Total</b>	<b>536.746</b>	<b>5,777</b>

## **RATING ASSESSMENT**

Rateable Value £35,000 Rates Payable £17,465 (2023/24)

## **SERVICE CHARGE**

We understand a small service charge can be levied for the maintenance of the common roadways.

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## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 99.

## **PROPOSAL**

The property is offered for sale Freehold with offers sought in excess of £600,000. (Six Hundred Thousand Pounds)

VAT is not applicable to the purchase price.

## **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)

November 2023



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