



Chartered Surveyors &  
Commercial Property Consultants

## LIGHT INDUSTRIAL / WORKSHOP

### TO LET

**UNIT 4C STATION YARD STATION ROAD,  
HUNGERFORD, BERKSHIRE, RG17 0DY**

**1,243 SQ FT (115.47 SQ M)**



**FIRST 9 MONTHS AT HALF RENT**

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 Unit is situated within Station Yard Business Park on Station Road, Hungerford. From the A4 proceed into Hungerford High Street. At the second mini roundabout turn left then left at the top of the hill. Follow the road down to the level crossing then bear right and follow the road where you will see Station Yard in front of you.

## **DESCRIPTION**

The property comprises a refurbished light industrial unit unit constructed of brick to the ground floor with profile cladding above.

Internally the property include open plan ground and first floor spaces.

Facilities in the building include single phase power, electric loading doors, ground floor eaves height of 2.5m, LED lights, WC to the first floor and 2 parking spaces plus loading bay.

The unit also includes a side secure yard which could be used for additional parking or storage.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	57.735	621
First Floor	57.735	621
<b>Total</b>	<b>115.47</b>	<b>1,243</b>

## **RATING ASSESSMENT**

Rateable Value £8,800

Rates Payable£4,391.20 (2024/25)

**For those that qualify under small business rates relief no rates will be payable.**

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £1.00 per sq. ft per annum plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 85.

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## **PROPOSAL**

The unit is available on a new lease, the length of which is open to negotiation.

The quoting rent is £16,159 per annum exclusive.

VAT is applicable to the rent

## **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)

May 2024



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