



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL / WORKSHOP

TO LET

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

1,850 SQ FT (171.86 SQ M)



FIRST 9 MONTHS AT HALF RENT
INCLUDES YARD & OFFICES

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

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 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 includes 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

	Sq. M.	Sq. Ft.
Ground Floor	85.93	925
First Floor	85.93	925
Total	171.86	1,850

RATING ASSESSMENT

Rateable Value £15,750

Rates Payable £7,859.25 (2024/25)

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.

PROPOSAL

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

The quoting rent is £28,310 to include the yard per annum exclusive.

VAT is applicable to the rent

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LEGAL COSTS

Each party to be responsible for their own legal costs.

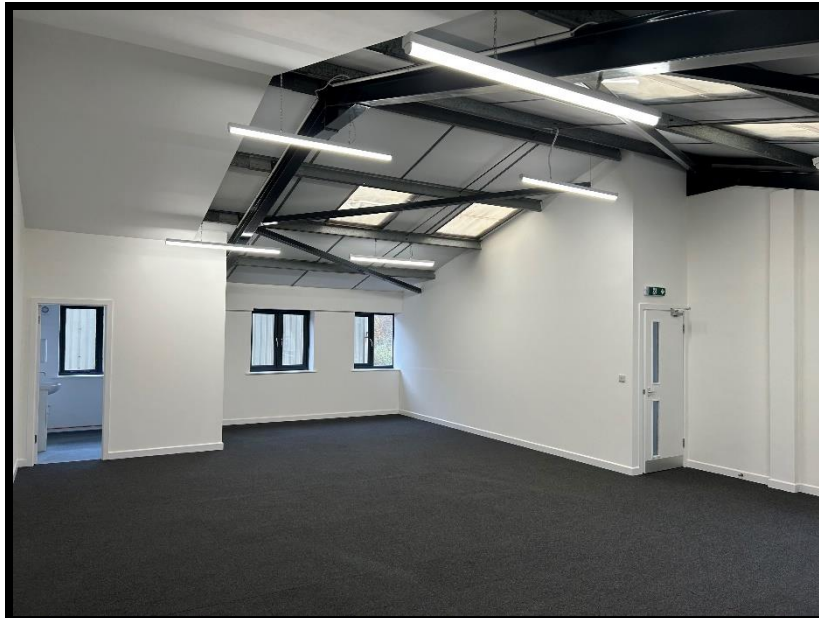
VIEWING

Contact Mr Shane Prater

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May 2024



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