



Chartered Surveyors &
Commercial Property Consultants

STORAGE BUILDINGS TO LET

**NEWTOWN STORE, SALISBURY ROAD
HUNGERFORD, WILTSHIRE, SN8 3RP**

13,500 SQ. FT. TO 27,000 SQ. FT.



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 property is accessed directly from the A338 approximately 4 miles south of Hungerford. From Hungerford the site is accessed to the right into a concrete road signposted Newtown Grain Store.

DESCRIPTION

Main Building

The main building comprises a steel portal framed building, which could be available as one, two or three units.

The property includes concrete floor, a number of loading doors, but more would be required if the building was split, 3 phase power supply, water, high speed broadband, simple floodlighting, eaves height of 3.7m rising clear and communal WC facility.

Duck Shed

A steel portal framed building with concrete floor. Loading door, power, lighting and eaves height of 3m rising clear.

Yard Space

Yard space up to 0.67 acres is also available on site. Further details available on request.

PLANNING

The units have planning consent for B8 storage use.

ACCOMMODATION

	Sq. M.	Sq. Ft.	AV / LET
Main building	1,254.18 to 2,508.36	13,500 to 27,000	Av

RATING ASSESSMENT

Bays 4 & 5

Rateable Value £59,500

Rates Payable £30,464 (2023/24)

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SERVICE CHARGE

A service charge of 50p per sq. ft. will be levied for communal items.

ENERGY PERFORMANCE CERTIFICATE

This property does not require an EPC.

PROPOSAL

The properties are suited to storage and distribution uses only. The properties are available on new leases the length of which are open to negotiation. The quoting rent for the whole is £3.50 per sq. ft. or for individual units £4.50 per sq. ft. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

August 2023

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Main Building – Bays 3, 4 & 5



Duck Shed



Yard Space



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Newtown Store V2

