



Chartered Surveyors &
Commercial Property Consultants

TRADE COUNTER / WORKSHOP / WAREHOUSE TO LET

**UNIT 10, BROOKWAY TRADING ESTATE,
BROOKWAY, NEWBURY, BERKSHIRE, RG14 5PE**

2,105 SQ FT (195.55 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

Brookway is situated on the established Hambridge Lane Industrial Estate close to the junction with Hambridge Road.

Hambridge Road provides direct access to the A4 and also leads directly to Newbury town centre approximately 1.5 miles to the west. Junction 13 of the M4 motorway is approximately 4 miles to the north.

DESCRIPTION

Unit 10 is an end of terrace unit constructed around a steel portal frame with brick and block walls to a height of approximately 2m and laminated profile steel cladding above with the same material used on the pitched roof. The unit provides clear span workshop/storage which benefits from the following amenities include;

- Motorised roller shutter door (11ft wide x 11ft 3in high)
- 3 phase power
- Translucent roof panels
- LED lighting
- Painted floor & walls
- Min eaves height 4m
- 2 x WCs
- Yard & parking for approximately 7 cars plus truck space in front of the loading door

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	195.55	2,105

RATING ASSESSMENT

Rateable Value £18,000 Rates Payable £8,982 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £TBA

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 55.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £26,500 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

Or Haslams – Alec White / Ed Ponting – 0118 921 1515

March 2024



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