



Chartered Surveyors &  
Commercial Property Consultants

## GRAVEL YARD

### TO LET

**YARD SPACE 2, STUDLAND INDUSTRIAL ESTATE  
BALL HILL, NEWBURY  
WEST BERKSHIRE, RG20 0PW**

**5,232 SQ FT (486.06 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**

Studland Estate is located at Ball Hill, approximately 5 miles to the southwest of Newbury. This is a predominantly rural location and provides quick and easy access onto the A34 at the Andover Road intersection, just 3 miles away.

## **DESCRIPTION**

Studland Estate is a small development of industrial/ warehouse units constructed around a central courtyard.

The yard includes gravel base.

The yard would be suitable for the following uses to name a few:-

- \* Builders Yard
- \* Campervan storage
- \* Scaffold Yard
- \* Car Storage

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>486.06</b>	<b>5,232</b>

## **RATING ASSESSMENT**

Rateable Value £not applicable

Rates Payable £not applicable

## **SERVICE CHARGE**

The service charge for the year commencing 1st May is approximately £900.00.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of n/a and a score of n/a.

## **PROPOSAL**

The yard is available as a whole. The quoting rent is £12,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## VIEWING

Contact Mr Shane Prater

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Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

May 2024



Approximate Site Plan

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

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