



Chartered Surveyors &
Commercial Property Consultants

TRADE COUNTER INVESTMENT

BUSINESS NOT AFFECTED

FOR SALE

**UNITS 2 TO 4 BROOKWAY HAMBRIDGE LANE,
NEWBURY, BERKSHIRE, RG14 5PE**

6,337 SQ FT (588.73 SQ M)



LARGE SITE AREA OF 0.33 ACRES

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 property is situated on Brookway, Hambridge Lane, Newbury. Links to the A4, A339, A34 and M4 are within close proximity. Hambridge Lane is one of Newburys main Industrial Estates

DESCRIPTION

The property comprises 2 units (now joined) built on a steel portal frame with brick walls.

The space includes workshop / warehouse, ground floor office, kitchen and male and female WC'S and to the first floor 2 open plan office /showroom areas.

Amenities include 3 phase power supply, 2 loading doors, eaves height of 3.6m rising clear. The offices include air conditioning in part.

Externally the property sits in a plot which could be made into a secure yard.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground & First Offices	127.56	1,373
Warehouse with offices	461.17	4,964
Total	588.73	6,337

RATING ASSESSMENT

Rateable Value £42,750

Rates Payable £21,332.25 (2024/2025)

Interested parties are asked to confirm with West Berkshire Council

TENANCY INFORMATION

The property is let to Cobal Sign Systems Ltd which was incorporated in November 1981. The company are specialist sign makers. The company have been in occupation since 2010. The property is held on a Full Repairing Lease for 10 years dated 1st July 2020. There is a tenant only break in July 2025 subject to 6 months notice. The passing rent is £50,000 per annum exclusive. There is a rent review in July 2025. Rents are now firmly at £10.00 per sq. ft. per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 92.

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PROPOSAL

The property is available to purchase freehold subject to the lease. Offers are sought in excess of £750,000. VAT is not applicable.

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

May 2024



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