



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO BE REFURBISHED

TO LET

**UNIT 22, RIVERPARK INDUSTRIAL ESTATE, AMPERE
ROAD, NEWBURY, BERKSHIRE, RG14 2DQ**

4,127 SQ FT (383.4 SQ M)



INCLUDES 5 PARKING SPACES

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

Riverpark is located at the end of Ampere Road, which is one of the main roads off the London Road Industrial Estate. It is located close to the Robinhood Roundabout on the A4 and can also be accessed via the new slip road on the A339.

The units are located, less than 1 mile from Newbury town centre and 4 miles from Junction 13 of the M4 motorway.

DESCRIPTION

The property comprises a light industrial / warehouse unit.

The unit benefits from the following amenities:-

- * LED Lights
- * Roller shutter door
- * 3 phase power
- * WC
- * Eaves height of 4m rising clear
- * 5 parking spaces plus loading

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	383.40	4,127

RATING ASSESSMENT

Rateable Value £TBA

Rates Payable £TBA

The units are assessed as a whole currently. The units will be split.

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1.07 per sq. ft. per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 95. Following works the EPC will be re-done, target B.

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PROPOSAL

The unit is available on a new lease, the length of which is open to negotiation. The quoting rent for the unit is £49,524 per annum. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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June 2024



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