



Chartered Surveyors &  
Commercial Property Consultants

## LIGHT INDUSTRIAL UNIT

### FOR SALE

**WATERSIDE COURT, UNIT 2, BONE LANE  
NEWBURY, WEST BERKSHIRE, RG14 5SH**

**4,193 SQ FT (389.51 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**

The property is situated on Waterside Court, Bone Lane, Newbury. Upon entering Waterside Court the property can be found at the rear of the site.

## **DESCRIPTION**

The property comprises a steel portal framed workshop with first floor mezzanine office/storage space.

The building comprises profile metal clad walls and roof. Internally the property has a concrete ground floor with steel first floor mezzanine, three phase power, gas blower heater, strip fluorescent lighting, full height roller shutter door, alarm system, eaves height of 4.5 metres rising clear and under the mezzanine 2.46 metres.

The first floor mezzanine comprises office space, kitchen/staff room with stainless steel sink and drainer, work room/store room and ladies and gents WC's.

Externally there are 5 parking spaces allocated, more if double parked.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	223.70	2,408
First Floor Mezzanine	165.81	1,785
<b>Total</b>	<b>389.51</b>	<b>4,193</b>

## **RATING ASSESSMENT**

Rateable Value GF £17,000

Rates Payable £8,483 (2024/25)

Rateable Value Mezz £4,500

Rates Payable £2,245.50 (2024/25)

## **SERVICE CHARGE**

A service charge should be levied for common parts but we understand this has never been charged.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 75.

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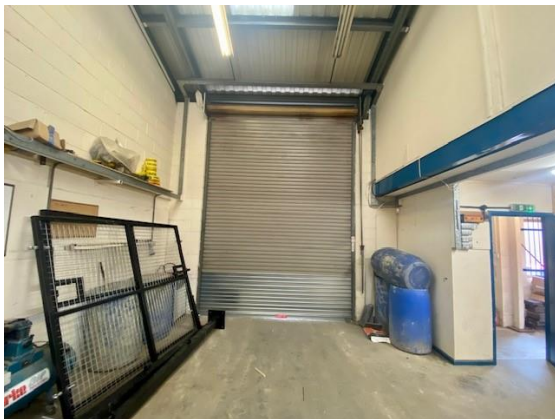
## **PROPOSAL**

The property is available to purchase. Offers are sought in the region of £385,000.

VAT is not applicable

## **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
June 2024



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