



Chartered Surveyors &
Commercial Property Consultants

BRAND NEW WAREHOUSE UNIT

TO LET

**UNIT 6, WESSEX BUSINESS PARK, BATH ROAD
NEWBURY, WEST BERKSHIRE, RG20 8NS**

6,200 SQ FT (575.99 SQ M)



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

www.quintons.co.uk

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 located at Halfway on the A4 between Newbury and Kintbury.

DESCRIPTION

Brand New warehouse unit currently in the process of construction. Due for completion September 2024.

The building is of steel frame with insulated profile metal cladding to walls and roof.

The property includes three electric roller shutter doors, LED lighting, three phase power, 5m plus eaves and ample parking together with space for loading/unloading.

Available by separate negotiation is a further yard of approx 0.25 acres.

ACCOMMODATION

	SQ.M	Sq. Ft.
Total	575.99	6,200

RATING ASSESSMENT

Rateable Value £TBA

Rates Payable £TBA (2024/25)

SERVICE CHARGE

The service charge for the year commencing 1st Jan is £tba Per Qtr plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is available on a new lease from completion. The quoting rent is £62,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
July 2024

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

www.quintons.co.uk

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.



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

www.quintons.co.uk

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.