



Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL UNIT WITH YARD

TO LET

**UNIT 12, BONE LANE, NEWBURY
WEST BERKSHIRE, RG14 5SH**

5,599 SQ FT (520.00 SQ M)

PRELIMINARY DETAILS



TO BE REFURBISHED

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

Unit 12 is located on the popular Bone Lane Industrial Estate, approximately ½ mile to the east of Newbury town centre. Bone Lane connects with Hambridge Road and Kings Road to provide direct access to both the A4 and A339.

DESCRIPTION

To be refurbished - This is a standalone property which provides ground floor storage, first floor offices, with workshop/warehouse to the side.

The ground floor includes entrance lobby, two WC's, kitchen and storage area under the first floor offices.

The workshop / warehouse includes concrete floor, 2 x roller shutter doors and LED Lighting

The first floor includes open plan office with separate office to the front. The first floor also includes WC and kitchen. The space in the main includes carpets, painted walls and LED lighting

The property includes a yard on three sides which provides approx. 630.83 sq. m (0.16 acres of space)

Amenities provided with the property include;

Warehouse

- Minimum eaves 5m
- LED Lighting
- Translucent roof panels
- 3 phase power (3 x 240)
- Painted floor
- Painted walls
- 2 X Roller shutter door

Offices

- Carpeting
- Electric heating
- Double glazed UPVC windows
- Kitchenette

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	263	2,835
Ground Floor undercroft	129	1,390
First Floor	128	1,374

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Total	520.00	5,599
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RATING ASSESSMENT

Rateable Value £36,250

Rates Payable £18,088.75

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £TBA

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 100.

PROPOSAL

The property is available to let on a new lease for a term to be agreed. The quoting rent is £67,250 per annum exclusive. VAT is 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

Or

Haslams, 0118921 1515

August 2024



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