



Chartered Surveyors &
Commercial Property Consultants

STORAGE BUILDINGS

TO LET

**NEWTOWN STORE, SALISBURY ROAD
HUNGERFORD, WILTSHIRE, SN8 3RP**

10,452 – 63,636 SQ FT (970.99 – 5,911.97 SQ M)



MAY SPLIT TO CREATE SMALLER UNITS

FROM 5,000 SQ. FT

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 accessed directly from the A338 approximately 4 miles south of Hungerford. From Hungerford the site is accessed to the right into a concrete road signposted Newtown Grain Store.

DESCRIPTION

Main Building

The main building comprises a steel portal framed building, which could be available as one, two or three units.

The property includes concrete floor, a number of loading doors, but more would be required if the building was split, 3 phase power supply, simple floodlighting, eaves height of 3.7m rising clear and communal WC facility. The property has potential for parking and turning area at the rear subject to some works being undertaken.

Duck Shed

A steel portal framed building with concrete floor. Loading door, power, lighting and eaves height of 3m rising clear.

Beef Shed

A steel portal framed building with concrete floor. double loading doors, power, lighting and eaves height of 3m rising clear.

The units have planning consent for B8 storage use.

ACCOMMODATION

	Sq. M.	Sq. Ft.	AV / LET
Main building (can be split into 3)	3,761.82	40,492	Only 5,000 sq. ft. AV
Beef Shed	1,179.15	12,692	Let
Duck Shed	971	10,452	Let
Total	5,911.97	63,636	

RATING ASSESSMENT

There are no rates assessments at the moment.

SERVICE CHARGE

If the site is split a service charge will be levied for communal items.

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.

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The properties are available on new leases the length of which are open to negotiation. The quoting rent for the whole is £3.50 per sq. ft. or for individual units £4.50 per sq. ft. 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

June 2021

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.

Main Building



Beef & Duck Sheds



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.

Yard Space

