

To Let.



**1 Hungerford Trading Estate, Smithambridge Road, Hungerford, RG17 0QP.
Industrial unit - 8,718 sq ft (810 sq m)**



Property Features.

- **Comprehensively refurbished unit**
- **Forecourt to front of building**
- **Large yard to the side elevation available under separate negotiation**
- **Minimum eaves 4.45 meters**

Location.

Hungerford is located 8 miles west of Newbury along the A4, and is circa 3 miles south of the M4 via junction 14. Hungerford Trading Estate lies just off Smithambridge Road and is 0.5 miles west of Hungerford Town Centre.

Description.

Unit 1 Hungerford Trading Estate is an end of terrace warehouse of steel portal frame construction with part brick and clad elevations. The roof is pitched with fully insulated profile steel sheets and translucent light panels.

The warehouse benefits from sodium lighting, 4.45 meter minimum eaves and a motorised roller shutter door (3.35meters wide x 3.66 meters high). The unit has mains gas and 3 phase power.

The office and amenities are located to the front of the unit and are arranged over two floors with a separate entrance door. Male and female WCs are located on the ground floor. There are electric wall mounted heaters, UPVC double glazed windows and carpeted floors. On the first floor there are suspended ceilings with recessed category II fluorescent lighting.

Accommodation.

	Sq ft	Sq m
Warehouse	6,944	645
Ground Floor Office/Amenities	887	82.5
First Floor Office	887	82.5
TOTAL	8,718	810

All areas are approximate Gross Internal.

EPC.

Subject to review.

Rent.

£86,744 plus VAT, per annum and is exclusive of all other out goings.

Service Charge.

The Service Charge is levied by the landlord in respect of maintenance of common parts on the Estate and that is presently budgeted at £2,600 plus VAT for 2023.

Rates.

Rateable Value: £54,000 (2023)
Rates Payable: £27,648 (2023/24)

VAT.

All pricing is subject to VAT.

Terms.

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Legal Costs.

Each party to bear their own legal costs.

Viewings.

Strictly by appointment only.



Contact.

For further information, or to arrange a viewing, please contact the joint agents.



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SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs and videos dated October 2023.

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