

Light Industrial/Business Units To Let

Station Yard Business Park

Hungerford – RG17 0DY

BWP

QUINTONS

01635 551441

LIGHT INDUSTRIAL/BUSINESS UNITS – TO LET (1,219 -1,811 sq ft)

Station Yard Business Park, Hungerford, RG17 0DY

Price on Application



Summary:

- An opportunity to lease light industrial/Business units in central Hungerford.
- The Units are located within Station Yard Business Park adjacent to Hungerford Train Station.
- Space available – 1,219 sqft to 1,811 sqft.
- On Site Parking Available
- Located close to M4 Junction 14
- Ideal for a range of uses under Class E
- Elected for VAT

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

Price on Application.

Station Yard Business Park, Hungerford, RG17 0DY

Price on Application

Summary:

Station Yard is a popular Business Park consisting of light industrial and business units adjacent to the station in central Hungerford.

The three units have been newly refurbished and provide light industrial/business space on the ground floor with ancillary storage/office space at first floor, including W/Cs. There are electric single height roller shutter doors.

Unit 4a also benefits from a c.672 sq ft secure storage yard.

2 parking spaces are provided per unit.

Location:

Hungerford is a historic market town in West Berkshire located 8 miles to the west of Newbury. Station Yard is located adjacent to Hungerford Railway Station providing trains to London Paddington, whilst Junction 14 of the M4 Motorway is only a short drive to the North.

EPC:

Energy Rating D

Planning:

The property currently has Class E use.

Areas:

Unit 4a – 1,790 sq ft. (166.2 sqm)
Unit 4b – 1,811 sq ft. (168.2 sqm)
Unit 4c – 1,219 sq ft. (113.24 sqm)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Available:

Available immediately.

VAT:

The property is elected for VAT.

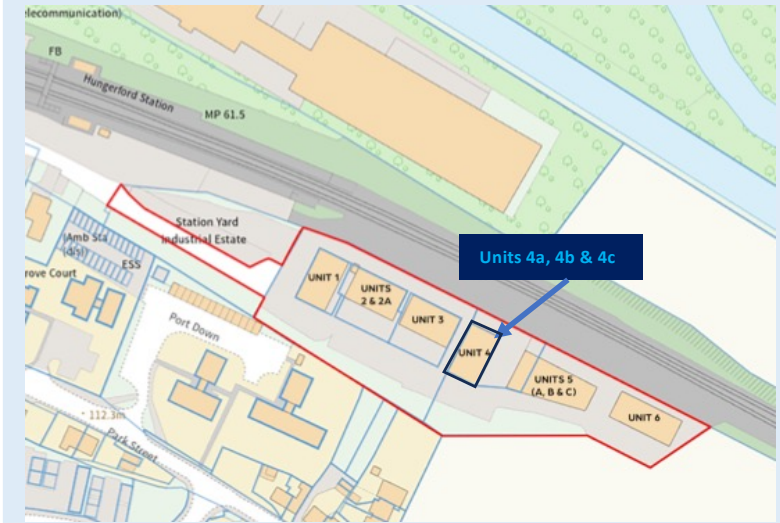
Term:

The units are being offered by way of new FRI lease.

Price on Application.

Business Rates:

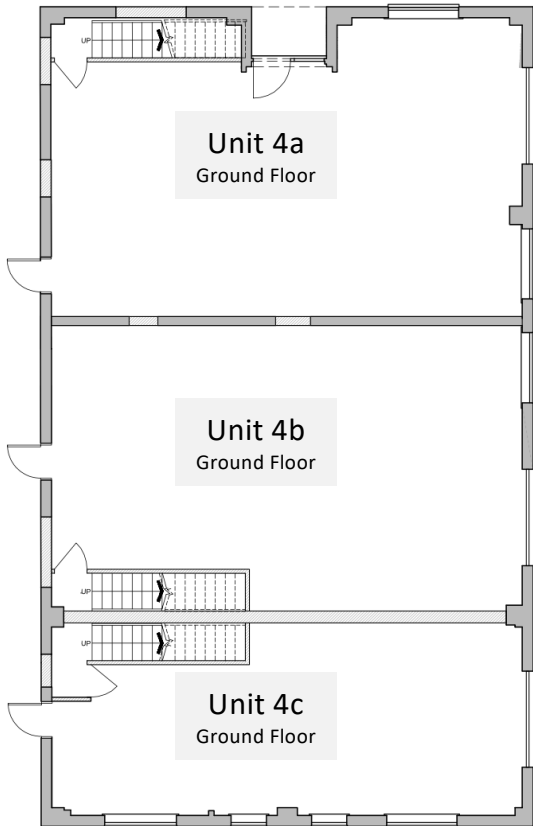
To be confirmed.



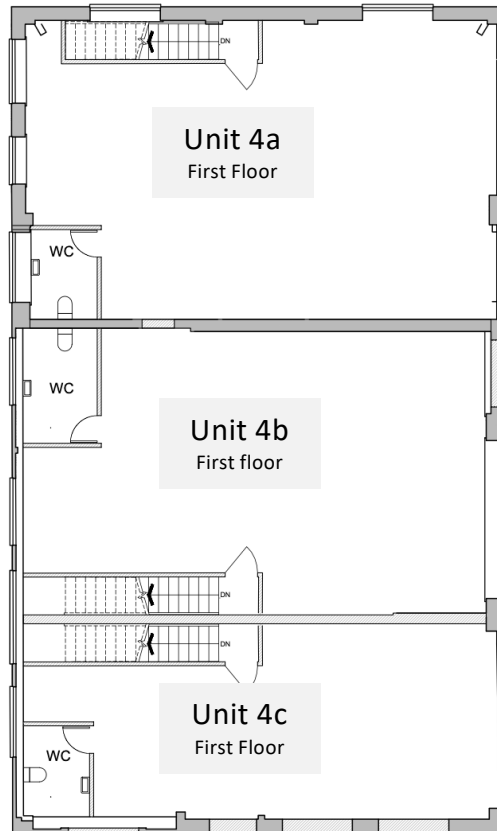
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Ground Floor



First Floor



Unit 4a – Ground Floor



Unit 4a – First Floor



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