



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE INVESTMENT

FOR SALE

**UNIT 10 HAMBRIDGE BUSINESS CENTRE
HAMBRIDGE LANE, NEWBURY
WEST BERKSHIRE, RG14 5TU**

31,374 SQ FT (2,914.64 SQ M)



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

The property is situated on Hambridge Business Centre which is part of the Hambridge Lane Industrial estate, Newbury.

Newbury occupies a central location at the crossroads of the road network being a short distance from the A34 and junction 13 of the M4 Motorway.

Newbury also provides high speed rail access to London Paddington in approx 40 mins.

DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit constructed of a steel frame with brick and profile clad elevations and pitched roof.

Internally the bulk of the space is clear open plan with first floor offices to the front and full mezzanine floor fitted out as work space

The warehouse benefits from the following:-

- * 3 Roller shutter doors
- * LED Lighting
- * Three Phase Power (Designated Sub Station)
- * Eaves height of 6m rising clear

The offices benefit from the following:-

- * Suspended Ceilings
- * LED Lighting
- * Air conditioning
- * Perimeter trunking
- * Carpets
- * WC's
- * Kitchenette

The property benefits from a forecourt to the front providing car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 42.

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ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	1,804.27	19,421
Mezzanine Floor (Landlords)	1,110.45	11,953
Total	2,914.64	31,374

RATING ASSESSMENT

Rateable Value £157,000

Rates Payable £75,360 (2026/27)

Paid by tenants

TENANCY INFORMATION

The lease is dated 23rd May 2024 for 10 years subject to a mutual break at year 5 with an upward only rent review at year 5. The rent passing is £190,000 per annum exclusive

The lease is drawn on a Full Repairing and Insuring basis subject to a schedule of condition.

The property is let to Garner Osborne Circuits Ltd (Company Number 3814913). The company was incorporated in July 1999. The business was sold on 4th July 2024 to the current owners.

The accounts for the year to September 2024 show a turnover of £12.8m, gross profit of 35% and profit before tax of £2.57m.

PROPOSAL

The property is owned by GOCL Limited. We are instructed to market the investment with the ability to purchase the company (Transfer of Going Concern TOGC) seeking offers in excess of £2.655m.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater

Email: shane@quintons.co.uk

May 2026

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