

# UNIT 13, BONE LANE NEWBURY, RG14 5SH



Warehouse / Industrial Premises

With Large Secure Yard

9,535 sq ft **TO LET** Tel: 01635 282566

### **RICHARDSON-COMMERCIAL.CO.UK**

#### **IMPORTANT:**

IMPORTANT: Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

## Location

Situated 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 A and A339.

#### Description

The property comprises a semi-detached building and provided both ground and first floor offices to the front with large workshop/warehouse to the rear. It has the added benefit of a large secure yard to the side and rear of the buildings with a canopy over the loading door.

# Amenities

#### Offices:

- Wall mounted electric heating
- Carpeting
- Suspended ceiling with recessed Category 2 lighting
- Double glazed windows
- Skirting trunking
- Door entry release system

#### Warehouse:

- Fluorescent lighting
- 2 loading doors 9'wide x 8'10" high and 11'6" wide x 14'6" high
- 3 phase power
- Minimum eaves 16ft
- Excellent levels of natural lighting with new translucent light panels
- Male and female WC facilities

## Accommodation

Total	9,535 sq ft
Warehouse Ground Floor Office First Floor Office	5,683 sq ft 1,426 sq ft 1,426 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice. **Terms** 

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of five years will contain provision for an upward only rent review.

## Rent

£71,512.50, plus VAT per annum (£7.50 per sq ft)

# **Business Rates**

Rateable Value:	£49,250.00
Rates Payable:	£24,477.25 (2016/17)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

# EPC

The Energy Performance Certificate rating is D-99.

#### Legal Fees

Each party will be responsible for their own legal fees.

## Viewing

Strictly by appointment with the joint agents:

Richardson Commercial Paul Richardson T: 01635 282566 E: paul@richardson-commercial.co.uk

Or

Deal Varney 01635-50211

#### September 2016

Subject to Contract