

UNIT 13, BONE LANE
NEWBURY, RG14 5SH



Warehouse / Industrial Premises

With Large Secure Yard

9,535 sq ft

TO LET

Tel: 01635 282566

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

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

Total **9,535 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