

## Unit 1C Walker Logistic Centre Membury



Two good quality office suites  
Available on Licence

**455 and 678 sq ft  
TO LET**

**POSTAL ADDRESS: LIBERTY HOUSE GREENHAM BUSINESS PARK, NEWBURY, BERKSHIRE RG19 6HS  
TEL: 01635 282566**

### Location

The property is situated off Ramsbury Road in the Walker Logistic Centre, approximately 3 miles from J14 of the M4, providing fast access to the motorway network.

### Description

The property is a single storey newly built office building with brick elevations comprising three office suites, two of which are available to lease, the third can be hired on an ad hoc basis for meeting room purposes. There are male and female toilet facilities and a fitted kitchen for the benefit of the individual suites.

The site benefits from a manned security presence 24 hours a day.

### Amenities

- Air conditioning to Unit 2
- Suspended ceiling
- Carpeted
- Trunking
- On-site parking
- Managed environment
- High security entry system

### Accommodation

Suite 1	455 sq ft
Suite 2	678 sq ft

### Tenure

A new internal lease/licence for a minimum term of 12 months is available, ideally via a three year lease fixed for twelve months, with six month break options thereafter.

### Occupation Costs

Inclusive rent to include rent, rates, service charge, heat, light and cleaning of common parts.

Suite 1	£950pcm
Suite 2	£1,6667pcm

The quoted figures may be subject to the addition of VAT.

### Local Authority

West Berkshire District Council  
Council Offices  
Market Street  
Newbury  
Tel: 01635 42400

### VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

### Energy Performance Certificate



### Legal Fees

Each party will be responsible for their own legal costs.

### Viewing

Strictly by appointment with the agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 584188**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

April 2015.

**Subject to Contract**