

TURNPIKE INDUSTRIAL ESTATE TURNPIKE ROAD, NEWBURY, RG14 2LR



Refurbished Workshop/Warehouse Premises

1,769 sq ft – 8,442 sq ft

TO LET

Tel: 01635 282566

Location

Turnpike Industrial Estate is located to the north-east of Newbury, approximately 1½ miles from the town centre. Located roughly midway between Newbury and Thatcham, it is easily accessed from the A4, at the Hambridge Road intersection.

Description

The Estate provides excellent workshop/warehouse units which are scheduled to be refurbished during 2017 and, on completion will offer a range of sizes from as little as 1,769 sq ft. It will be possible to combine units to match the occupier's requirements.

Each property will be equipped with mains electricity, gas, water and drainage and the detailed specification of individual units can be provided upon request.

Accommodation

Unit No	Gross Internal Floor Area
1 & 2	8,442 sq ft
3 & 4	4,421 sq ft
5	2,363 sq ft
6	2,070 sq ft
7	2,233 sq ft
8	1,769 sq ft
9	1,950 sq ft
10 & 11	3,945 sq ft
12	2,482 sq ft
13	2,054 sq ft
14	4,866 sq ft
15	2,805 sq ft
16	2,762 sq ft

Tenure

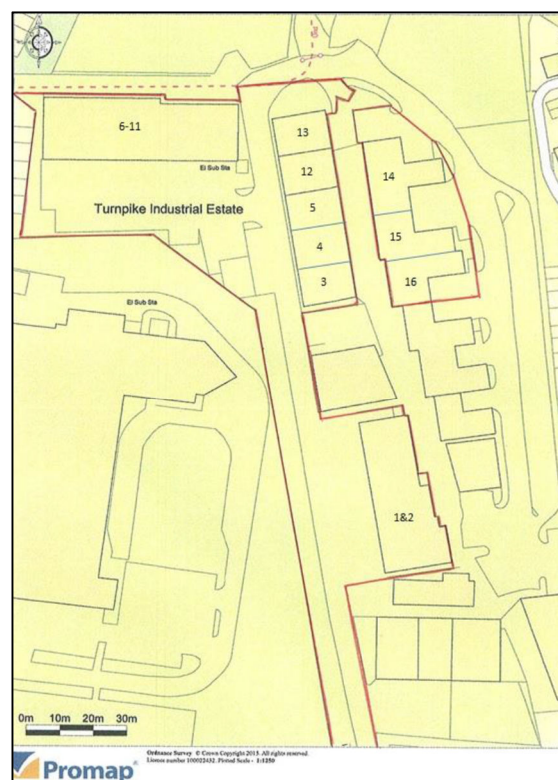
The units will be available to let on a new full repairing and insuring lease for a term to be agreed. Preference will be given to a minimum of 5 years.

Rent

From £8.50 plus VAT per sq ft, per annum, but a higher rent may be applicable to several the units.

Business Rates

To be assessed.



Service Charge

The service charge will be payable in respect of maintenance and repair of common parts on the Estate estimated to be 30p, plus VAT, per sq ft per annum.

EPC

Energy Performance Certificates are available for each property and can be provided to all interested parties. It should be noted that the EPC rating may vary following completion of the refurbishment works, so any information given should be used for guidance purposes only at this stage.

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 550211

December 2016

Subject to Contract