

**Unit 4, Plot Q, Faraday Road
Newbury, RG14 2AD**



Workshop Unit

1,915 sq ft

TO LET

Postal enquiries to
Liberty House Greenham Business Park, Greenham, Thatcham RG19 6HN
TEL: 01635 282566

IMPORTANT:

Location

The premises are located at the far end of Faraday Road, an established industrial location accessed directly off the A4 in Newbury. Faraday Road is approximately 3.5 miles from J13 of the M4. From the Robin Hood roundabout (A4/A339) heading east on the A4 towards Thatcham/Reading turn right into Faraday Road, passing the Pets AT Home Superstore. Proceed past the Vauxhall Showroom and the premises will be found on the right hand side.

Description

The premises comprise a modern mid-terrace industrial/workshop unit in open plan format with loading to the front via a roller shutter door. There are two WCs to the rear of the unit.

There are 2 car parking spaces allocated for the sole use of this property. Shared parking is available in the immediate vicinity (by separate negotiation).

The property has an eaves height of 3.83m (12'6") and 3 phase electricity.

Amenities

- **3 phase power**
- **Eaves height 3.83m (12'6")**
- **Manual roller shutter door**

Accommodation

The premises provide the following approximate gross internal area as measured on site:

Workshop 1,915 sq ft (177.90 sq m)

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£16,500 per annum exclusive, payable quarterly in advance.

Business Rates

The Valuation Office Agency details the following:-

Rateable Value £11,250

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct. The property is likely to benefit from Small Business Rates Relief.

Service Charge

There is a service charge payable for the up-keep of estate roadways. Further details are available upon request.

EPC

Awaiting EPC

VAT

VAT may be applicable to rent/service charges quoted.

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

January 2020.

Subject to Contract