

Covered Storage and Industrial Units Hungerford



With shared facilities

Ample Parking

Units of 1,650/4,400 and 6000ft²+

To Let

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

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Location

Hungerford is a busy market town located approximately 10 miles to the west of Newbury on the A4 and provides easy access to J14 of the M4 (via the A338) some 3 miles to the north of the town. The A34 at J13 provides links to the north and south.

The site is located north of Hungerford and close to the M4 J14.

Description

Comprising a range of Units suitable for secure storage/workshop use as well as covered storage, from 3,000ft² upwards

The accommodation offers basic former farm units with ample parking.

Amenities

- **3 phase power**
- **Communal WC facilities**
- **Minimum 10'6" to eaves rising to 20'**
- **Private car parking**
- **Broadband available by separate negotiation**

Accommodation

	<u>Sq Ft</u>	<u>Sq M</u>
Unit 3	1,652	153.00
Unit 4	4,400	408.76
Covered storage from	3,000	278.70
Max Storage (approx)	18,000	1,672

Tenure

A new flexible lease is offered. Terms by negotiation.

Rent

Unit 3 - £10,000pa. (£6.00psf)
 Unit 4 - £22,000pa (£5.00psf)
 Covered storage from £6,000 pa (£2.00psf)

Business Rates

Not applicable

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

VAT

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

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the joint agents:

Richardson Commercial

Paul Richardson

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January 2022

Subject to Contract

