# TURNPIKE INDUSTRIAL ESTATE TURNPIKE ROAD, NEWBURY, RG14 2LR



Refurbished Workshop/Warehouse Premises

2,350 sq ft – 5,622 sq ft TO LET

Tel: 01635 282566

# RICHARDSON-COMMERCIAL.CO.UK

#### Location

Turnpike Industrial Estate is located to the northeast 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, mostly within a terrace and equipped with mains electricity, gas, etc plus on site reserved parking.

#### Accommodation

# **Current Availability**

Unit No	Gross Internal Floor Area
8	Now Let
15	2,857 sq ft
16	2,765 sq ft



#### **Tenure**

The units are 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.

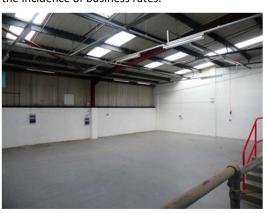


#### Rent

From £9.50 plus VAT per sq ft, per annum.

#### **Business Rates**

Interested parties should satisfy themselves as to the incidence of business rates.



## **Service Charge**

A service charge is payable in respect of maintenance and repair of common parts on the Estate. This is currently 25p plus VAT per sq ft per annum

#### **EPC**

Energy Performance Certificates are available for each property and can be provided to all interested parties.

#### **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

M: 07958 539450

E: paul@richardson-commercial.co.uk

Or Campbell Gordon 0118 959 7555

February 2024

**Subject to Contract**