

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

IMPORTANT:

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, 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