

**New Unit 32 Boundary Road
Newbury, RG14 5RR**



Workshop Unit

750 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 midway up Boundary Road an established industrial location within easy reach of Newbury Town Centre

Description

The premises newly constructed detached industrial/workshop unit in open plan format with loading to the front via a roller shutter door. There is provision for a WC and lobby area.

The property has an eaves height of 5.0m (16')

Amenities

- **Constructed to all modern standards**
- **Glazed wall**
- **Eaves height 5.0m**
- **Manual roller shutter door**
- **2 car parking spaces**
- **Ability to add mezzanine**

Accommodation

Floor area 750 sq ft approx. GIA

Tenure

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

Rent

£15,000 per annum exclusive, payable quarterly in advance.

Business Rates

The property has yet to be assessed but likelihood is that it will benefit from Small business rates relief

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

EPC

EPC to undertaken on completion

VAT

VAT may be applicable to rents 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

2024.

Subject to Contract