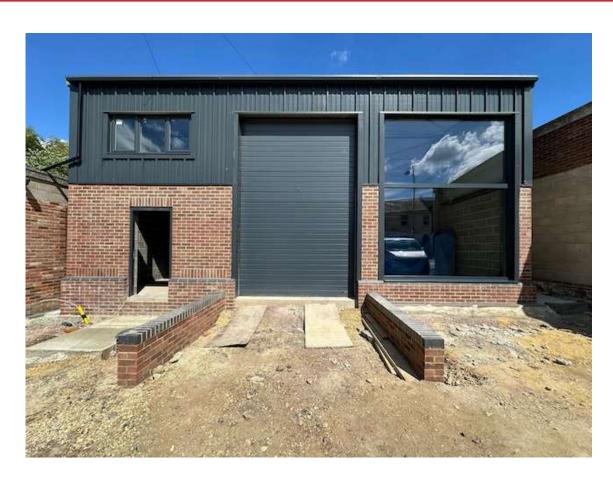
## New Unit 32 Boundary Road

## 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

#### RICHARDSON-COMMERCIAL.CO.UK

#### **IMPORTANT**

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tearents should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial land their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quarted in the above particulars may be subject to VMI in addition.

#### 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**