

**Unit B  
Hambridge Lane  
Newbury RG14 5TU**



Workshop/Warehouse/Business Unit

**12,541 sq ft**

**with large Yard**

**TO LET**

**TEL: 01635 282566**

**Location**

Hambridge Lane is one of Newbury’s longest established Industrial Estates linking directly to Hambridge Road and the A4.

Junction13 of the M4 is approximately 5 miles distant.

Nearby occupiers include, Stryker, Jewson, MKM Building supplies, amongst many other national companies.

**Description**

Unit B is a self contained unit of portal frame with breeze and block walls with steel cladding above.

Benefitting from clear span workshop/warehouse accommodation with a minimum eaves height of 5.8m rising to 8.0m at the apex together with 2 storey ancillary offices with Kitchen and toilet facilities

There is a large yard to the front which provides an additional ¼ acre for lorry parking/external storage.

**Amenities**

**Warehouse**

- 3 phase power
- Updated lighting
- Gas blower heater
- Manual Roller doors
- Minimum eaves 19’
- Separate WC facilities

**Office**

- Modern energy saving lighting
- Central Heating
- Kitchen/staff room

**Yard**

- Substantial Yard/loading space

**Accommodation**

Warehouse	Office G/f	Office F/f	Total
10,515sf	1013sf	1013sf	12,541sf

Measurements are based on Gross Internal Areas.

**Tenure**

The property is available to let on a new FRI lease for a minimum term of 10 years.

**Rent**

Rental offers are invited in the region of £145,000 per annum, plus VAT to include the yard space.

**Business Rates**

Rateable Value                      TBC

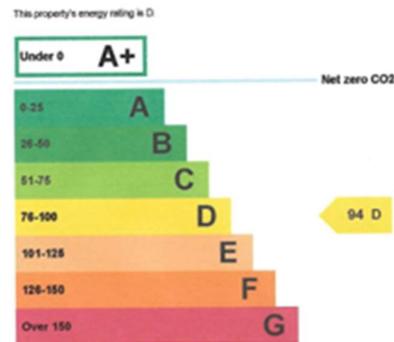
The property will require a new rating assessment. Our research suggests rates payable will be in the order of £3.50 psf.

Any interested party MUST satisfy themselves as to the likely incidence of Business Rates.

**Legal Fees**

Each party to bear its own legal fees.

**EPC**



**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**  
**Paul Richardson**  
**T: 01635 282566**  
**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

December 2024

**Subject to Contract**