



Chartered Surveyors &
Commercial Property Consultants

YARD SPACE

TO LET

**STUDLAND INDUSTRIAL ESTATE, BALL HILL
NEWBURY, WEST BERKSHIRE, RG20 0PW**

2,245 - 4,490 SQ FT (208.56 - 417.12 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Studland Estate is located at Ball Hill, approximately 5 miles to the southwest of Newbury. This is a predominantly rural location and provides quick and easy access onto the A34 at the Andover Road intersection, just 3 miles away.

DESCRIPTION

Studland Estate is a small development of industrial/ warehouse units constructed around a central courtyard.

The yard space is available as a whole or in 2 parts.

The yard includes concrete base, with the boundaries a mix of timber fence, blockwork and brick walls.

The yard would be suitable for the following uses to name a few:-

* Builders Yard * Campervan storage * Car Storage

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	208.56 TO 417.12	2,245 TO 4,490

RATING ASSESSMENT

Rateable Value £not applicable

Rates Payable £not applicable

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of n/a and a score of n/a.

PROPOSAL

The yard is available as a whole or in two parts. The quoting rent for the whole is £9,000 per annum exclusive. If the yard is split then the quoting rent for each half is £5,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk,
April 2024

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