

# For Sale

## Freehold Industrial Unit with Large Yard



22 HAMBRIDGE ROAD, NEWBURY, BERKSHIRE RG14 5SE

On the instructions of the Joint Liquidators of Quadgraphics Limited

GIA: 4,582 sq ft (425.67 sq m)

## LOCATION

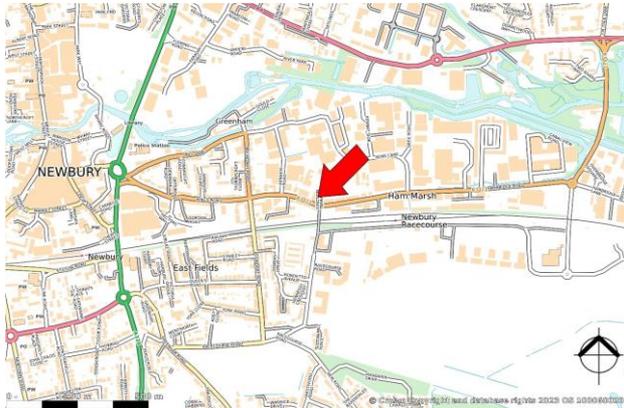
The property is situated on the northern side of Hambridge Road (B3421) approximately half a mile to the east of Newbury town centre, within an established industrial area.

The property forms part of a small estate of approximately 12 units with a shared access road from Hambridge Road.

Situated within the M4 corridor, Newbury benefits from good road links with the A34, A303 and M3 also within close proximity. Newbury and Newbury Racecourse railway stations provide regular services to Bedwyn, Paignton, Reading and London Paddington.

## SITE AREA

The approximate Site Area, which has been scaled from the Ordnance Survey Plan is 0.15 hectares (0.372 acres).



## DESCRIPTION

The property comprises a 1960s industrial building situated on a large triangular shaped site fronting Hambridge Road. The site slopes from south to north away from the road, with access via a shared roadway.

There is parking to the front of the unit, adjacent to the access road, and a loading bay to the rear. The remainder of the site comprises a yard which is utilised as additional parking.

Internally the accommodation is arranged over a number of levels with a reception and ancillary office accommodation to the front of the building and a large single bay warehouse to the rear. There is a single storey timber clad addition providing additional office accommodation.



## ACCOMMODATION

The property provides the following approximate Gross Internal Area:

ACCOMMODATION	Sq M	Sq Ft
Warehouse	214.69	2,311
Front Offices	97.85	1,053
Additional Offices	113.13	1,218
<b>Total</b>	<b>425.67</b>	<b>4,582</b>

## TENANCIES

The property is currently occupied by Jam Print on a short term licence.

The property is offered either with the benefit of the existing tenancy or with vacant possession.

## USE CLASS

Use Class B1, B2 or B8

## BUSINESS RATES

The rateable value of the property is £25,750.

## EPC

EPC - TBC

## TENURE

The property is held freehold under title number BK202943.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.

## GUIDE PRICE

£450,000

## CONTACTS:

For further information or to arrange a viewing please contact the joint agents:

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