



Chartered Surveyors &
Commercial Property Consultants

WORKSHOP / WAREHOUSE WITH OFFICES AND SECURE YARD (SEPERATELY AVAILABLE)

TO LET

**UNIT 1 SMITHAM BRIDGE ROAD, HUNGERFORD,
BERKSHIRE, RG17 0QP**

8,718 SQ FT (810 SQ M)



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

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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

Hungerford is located on the A4 approximately 8 miles west of Newbury and 3 miles south of junction 14 of the M4 motorway. Hungerford Trading Estate is situated to the west of the High Street approximately ½ mile from the main town centre facilities.

DESCRIPTION

Unit 1 is an end of terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. It has recently been comprehensively refurbished and is ready for immediate occupation. To the front of the units are ground and first floor offices with a separate personnel entrance door and male and female WCs. There is a motorised roller shutter door that provides direct access to the warehouse and concrete forecourt to the front of the building for car and truck parking.

To the side of the building is a large yard which could be available by separate negotiation which would be suitable for additional staff parking or external storage.

AMENITIES

Warehouse

- Sodium lighting
- 14ft6in minimum eaves height
- Motorised roller shutter door 11ft wide x 12ft high
- Laminated steel roof with insulation and translucent light panels
- Mains gas
- 3 phase power

Offices

- Suspended ceiling and LED lighting to the first floor
- New Carpeting
- UPVC double glazing
- Electric wall mounted heaters
- Ground floor male and female WCs

ACCOMMODATION

	Sq. M.	Sq. Ft.
Warehouse / Workshop	645	6,944
Ground floor office	82.5	887
First Floor office	82.5	887
Total	810	8,718

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RATING ASSESSMENT

Rateable Value: £54,000 Rates Payable: £27,648 (2023/24)

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

SERVICE CHARGE

A service charge is levied by the landlord in respect of maintenance of common parts on the Estate and that is presently budgeted at £2,600 plus VAT for 2023.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 105.

YARD

There is an open Yard to the side of the property which is ideal for vehicle or open storage, which is available by separate negotiation if required.

PROPOSAL

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £86,744 plus VAT per annum exclusive.

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

Or Knight Frank - Russell.Crofts@knightfrank.com

November 2023

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