

Option for Freehold Sale
with offers north of £1.3 million

Incentivised rents and stepped rents available



TO LET

Warehouse/Industrial Unit

12,945 sq.ft (1,203 sq.m)

Unit 6, Multipark Hungerford, Berkshire, RG17 0QU

- Hungerford is located on the A4, 8 miles west of Newbury
- Located 3 miles south of the M4's J14

M Core
LCP UK

**01384
400123**

lcpgroup.co.uk



Unit 6 Multipark Hungerford, Berkshire, RG17 0QU



Unit 6 Multipark Hungerford, Berkshire, RG17 0QU

Areas (Approx. Gross Internal)

Warehouse	11,545 sq.ft	(1,073 sq.m)
First Floor Offices	1,400 sq.ft	(130 sq.m)
Total	12,945 sq.ft	(1,203 sq.m)

Description

Unit 6 is a mid of terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. It is subject to being refurbished.

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 concertina shutter door that provides direct access to the warehouse and concrete forecourt to the front of the building for car and truck parking. Parking for approx 18 cars.

Warehouse

- LED lighting
- 4.3m minimum eaves height
- Concertina shutter door
- Mains gas with heating via radiant ceiling mounted heaters
- 3 phase power - (3 x 240)

Offices

- LED lighting to the first floor
- Carpeting
- UPVC double glazing
- Gas fired heating via radiators
- Ground floor male and female WCs

Rent

£9 p.s.f / £116,000 pax

Business Rates

Rateable Value £76,500

All parties to make their own enquiries with West Berkshire Council

Service Charge

A service charge of £3,500 p.a.x will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C:57. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Viewing

Strictly via prior appointment with the appointed agent



Shane Parter
01635 262510
shane@quintons.co.uk



Thomas Park
07966 252816
Thomas.Park@knightfrank.com



George Watson
07423 662487
gwatson@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.