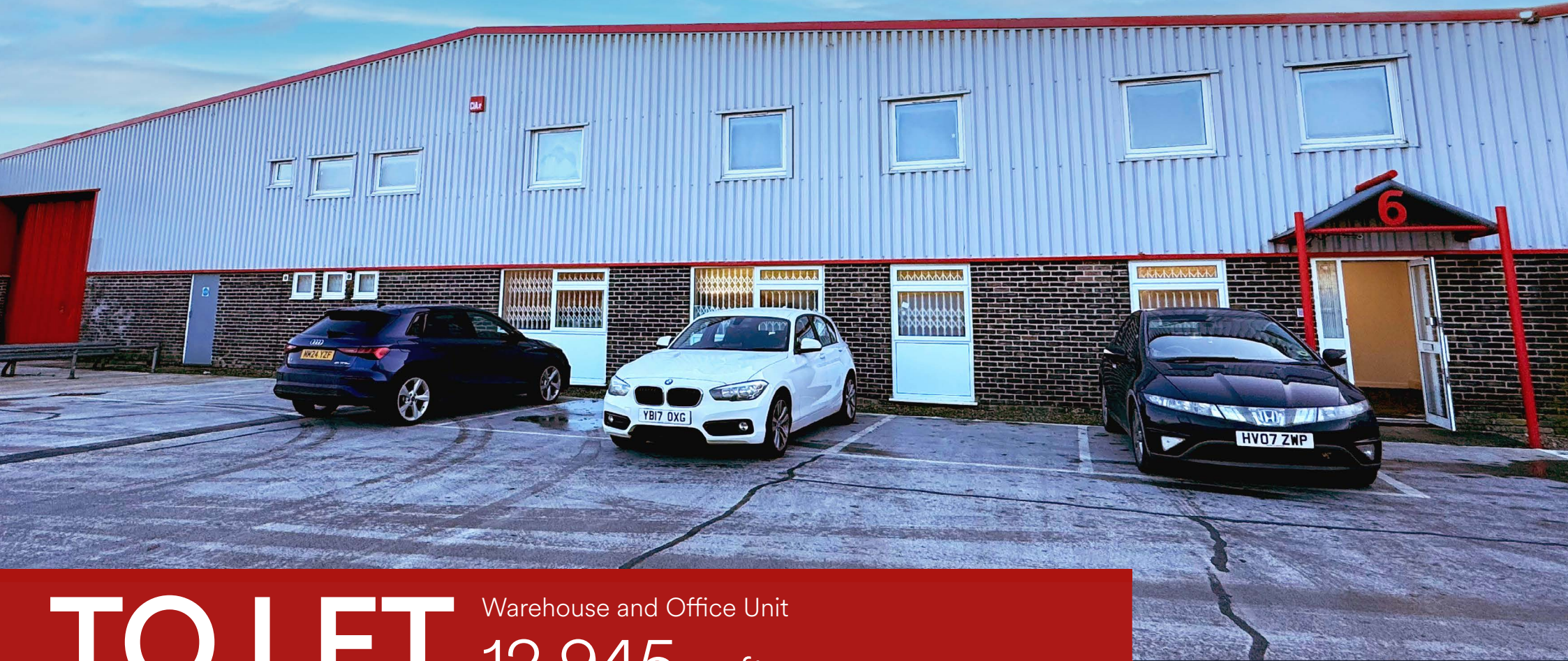


RECENTLY REFURBISHED



**TO LET**

Warehouse and Office Unit

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

Unit 6 Hungerford Trading Estate, Smitham Bridge Road, West Berkshire, RG17 0QP

• Hungerford is on the A4, 8 miles west of Newbury • It's 3 miles south of the M4's junction 14

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**Unit 6** Hungerford Trading Estate, Smitham Bridge Road, West Berkshire, RG17 0QP



## Unit 6 Hungerford Trading Estate, Smitham Bridge Road, West Berkshire, RG17 0QP

### Areas (Approx. Gross Internal)

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

### 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

£9.95 p.s.f

### 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

E-104. 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

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part of M'Core

0117 990  
2200



searchlcp.co.uk

George Watson

07423 662487

gwatson@lcpproperties.co.uk

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