

NEWBURY

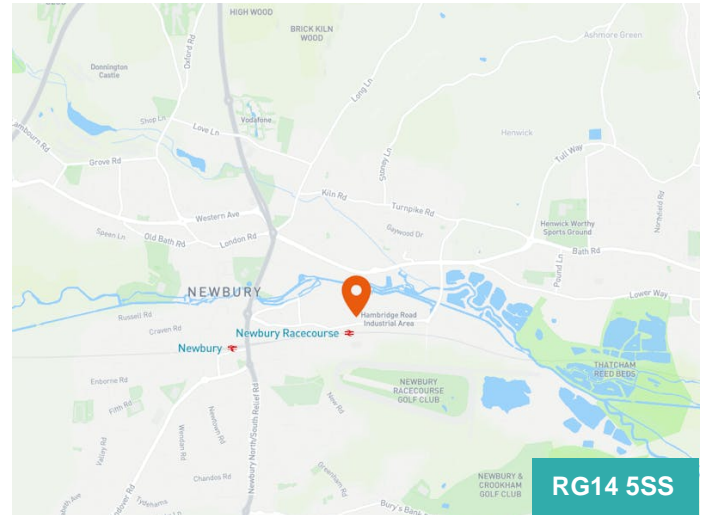
Unit B2, Hambridge Road
Industrial Estate, RG14 5SS



INDUSTRIAL / WAREHOUSE TO LET

5,368 SQ FT

- 6.9m to apex
- Roller shutter door
- Large yard (Circa 12m x 18m)
- Clear internal height of 5.50m
- 7 min walk (0.3 miles) from Newbury Racecourse train station
- 8 min drive (4.3 miles) from M4, Junction 13
- 7 min walk (0.3 miles) from Sainsburys Supermarket & Petrol Station
- Soon to be refurbished, ready for occupation Q4 2024.



Summary

Available Size	5,368 sq ft
Rent	£12 per sq ft
Business Rates	N/A
EPC Rating	D (86)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,259	302.77	Available
Ground - Office	1,018	94.58	Available
1st - Office	1,091	101.36	Available
Total	5,368	498.71	

Description

Unit B2 features a clear internal height of 5.50m and an apex height of 6.9m. It includes a roller shutter door, facilitating easy access for loading and unloading. The unit also boasts a large yard, approximately 12m x 18m, suitable for parking and maneuvering vehicles. This combination of features makes it an efficient and practical choice for various industrial needs.

Soon to be refurbished, the unit will be ready for occupation in Q4 2024.

Location

The industrial unit is strategically located on Hambridge Road in Newbury, offering excellent accessibility and convenience. Situated just a 7-minute walk (0.3 miles) from the Newbury Racecourse train station, the unit benefits from easy public transport links, making it highly accessible for employees and clients alike. Additionally, the unit is an 8-minute drive (4.3 miles) from Junction 13 of the M4, providing swift connectivity to the broader motorway network, essential for logistics and distribution purposes.

For everyday conveniences, the unit is also just a 7-minute walk (0.3 miles) from the local Sainsbury's Supermarket and Petrol Station, ensuring that essential amenities and fuel are within close proximity. This location makes it ideal for businesses seeking a blend of accessibility, convenience, and connectivity in a thriving industrial area.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



James Newton
07393 235709
jnewton@vailwilliams.com



Arabella Macrae
0118 909 7400
07775 862 913
amacrae@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 08/07/2024



