



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

**TO LET**



# UNIT 10 BROOKWAY IND EST

Brookway Newbury Berkshire RG14 5PE

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,105 sq FT</b> (195 SQ M)

## KEY POINTS

- > Rarely available
- > Large loading door
- > 4.3m min eves height



## Location

Brookway Trading Estate is situated on the popular Hambridge Lane Industrial Estate to the east of Newbury town centre and a short distance from the A4 Bath Road, which in turn connects with the A34 dual carriageway 3 miles south of J13 of the M4.

Road communications are excellent with easy access to London, the West Country and the national motorway network.

## Description

The unit is of traditional steel portal frame construction with attractive part-brick, part-steel profile cladding under a pitched roof incorporating translucent roof panels.

The unit benefits from a separate pedestrian entrance and can be accessed via a roller shutter loading door.

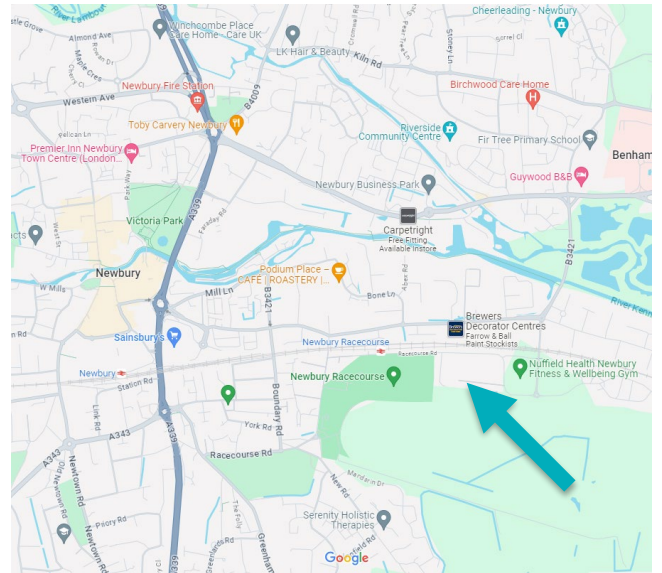
## Specification

- Rarely available
- Loading door - 3.4m wide x 3.8m high
- Min eaves height 4.3m
- Max height 5.2m
- Ample parking
- Concrete floor
- 3-phase power supply
- Lighting
- Male / female WCs

## Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	2,105	195
<b>Total</b>	<b>2,105</b>	<b>195</b>



## Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act.

A rent deposit is required from all tenants.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Energy Performance Asset Rating

EPC Rating: C:55

## Business Rates (2023/2024)

The Rateable Value for the property is £18,000.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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