

Promap
LANDMARK INFORMATION

Getmapping plc 2017.
Plotted Scale - 1:750. Paper Size - A4

**Former Fuel Depot
Pound Lane
Thatcham
RG19 3TQ**

Warehouse/Industrial Unit with Secure Yard

**4,021 Sq ft (373.63 Sq M)
Site area 0.49Acres (0.19 Ha)**

- Self Contained Site
- Rare Opportunity
- Secure Yard
- Workshops & Offices

LOCATION

Newbury is located in the county of Berkshire, The fuel depot is situated off Pound Lane to the East of Newbury, just north of Lower Way. The site is located in a predominantly residential area with dwellings directly to the west and east and amenity space to the rear. Access is provided by a right of way from Pound Lane.

DESCRIPTION

The property comprises two workshops and offices. The main workshop is of steel portal frame construction with asbestos type cement cladding to the side elevations and roof. It is arranged in two bays with loading door to the side (4.39m wide x 4.77m high) an eaves height of 4.78m and a height to pitch of 6.34m.

The smaller workshop / storage unit is of concrete block construction with steel trusses, supporting asbestos cement clad roof. This element includes a concrete floor with inspection pit and has the benefit of 2 loading doors (4.2m wide x 3.9m high), an eaves height of 3.97m and a height to pitch of 5.61m.

The offices which are located to side are carpeted with florescent lighting and air-conditioning and include male and female W/C with a small kitchenette positioned to rear.

Externally there is a block paved and hardcore

SERVICES

Prospective occupiers are advised to make their own investigations as to their state and condition.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

The premises extend to the following approximate Gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Workshop 1	139.2	1,499
Workshop 2	168.8	1,817
Office	65.4	704
Total	373.4	4021
Site area	0.19 Ha	0.48 Acre

PLANNING

The most recent use for the unit was for the purpose of a Fuel Depot and Vehicle Maintenance Depot. However, prospective occupiers should make their own enquiries with the Local Planning Authority, West Berkshire Council, regarding their intended use:

Tel: 01635 519 111

Email: planapps@westberks.gov.uk

RENT

Rent on application to the agents.

LEGAL

Each party is to be responsible for their own legal fees.

VAT

All figures are exclusive of VAT, if applicable.

EPC

The property has a D rating.

BUSINESS RATES

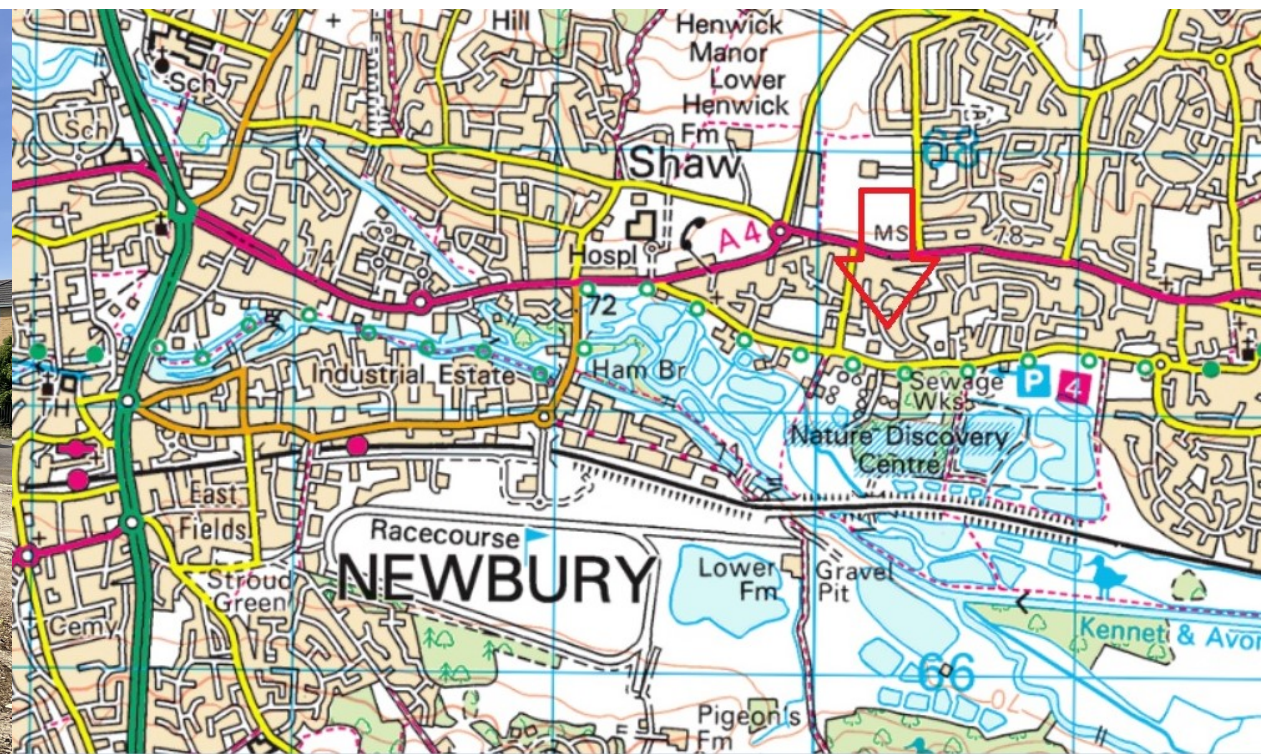
Interested parties should make their own enquiries as to the exact rates payable.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 0117 922 1222.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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