

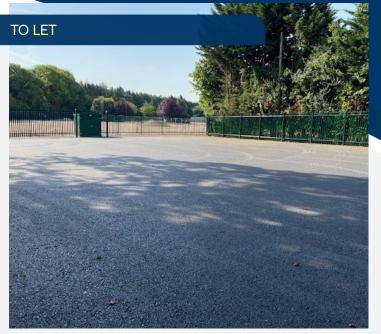
TO LET SECURE OPEN STORAGE SITES

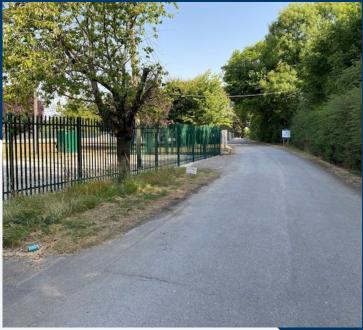


LAMBOURN BUSINESS PARK, LAMBOURN WOODLANDS, NR. NEWBURY RG17 7RY

1-5 ACRES

COGENTRE.CO.UK





LOCATION

The site is situated just off the B4000 Ermin Street, approximately 3 miles west of the M4 junction 14, and to the north of Hungerford and Newbury.





DESCRIPTION

The site provides secure, fenced and gated open storage plots from approximately 1 – 5 acres. There is a good hardstanding surface comprising properly compacted hardcore or alternatively it can be fully tarmacked. The site benefits from power, water, septic tanks and CCTV and is accessed via the main gate fronting the B4000 which is closed at night with remote fob access.

TERMS

Flexible new leases are available on terms to be agreed. Rent on application.

VAT

The property is elected for VAT.

FURTHER INFORMATION

David Peck 07976 423611 dp@cogentre.co.uk Charlie Patey-Johns 07903 744 604 cpj@cogentre.co.uk



Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.