

TO LET

Unit 1b, The Paddocks, Newbury, RG14 5TQ

Highly Prominent Trade Unit – 2,412 sq ft (224 sq m)



Key Features:

- To be refurbished
- Allocated car parking
- Warehouse LED lighting
- Prime Trade location
- Nearby occupiers include; Toolstation, Grahams, Electric Centre, Halfords, Motor Parts Direct, Johnsons & Eurocell.

Description

The premises comprise Trade Counter unit of steel portal frame construction under a pitched roof, a steel shutter loading door, WC and parking facilities on site.

Key Specifications:

- 3 Phase power
- Mains Gas
- Translucent roof panels
- LED lighting
- Electric heating
- Separate personnel door

Location

The Paddock is located on the south side of Hambridge Road, close to the junction with Bone Lane. Newbury Town Centre is approximately 1/2 mile to the west. This is a popular location for a number of national and local companies and The Paddock has become established as a centre for trade counter businesses.

Nearby occupiers include: Toolstation, City Electrical, CTD, Easy Bathrooms, Grahams, Electric Centre, Halfords, YESSS Electrical, Motor Parts Direct, Johnsons, Brewers and Eurocell.

Accommodation

Unit 1B	Sq Ft	Sq M
Warehouse - Total	2,412	224

EPC

The EPC rating is D-84.
A full copy of the EPC is available on request.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Legal Costs

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

Service Charge/ Insurance

The landlord insures the property and also administers maintenance and repair of common areas on the Estate. The present charge for insurance and Estate management costs is £2,930 plus VAT.

Business Rates

Rateable Value: £25,250 (2023)
Rates Payable: £12,599.75 (2023/2024)

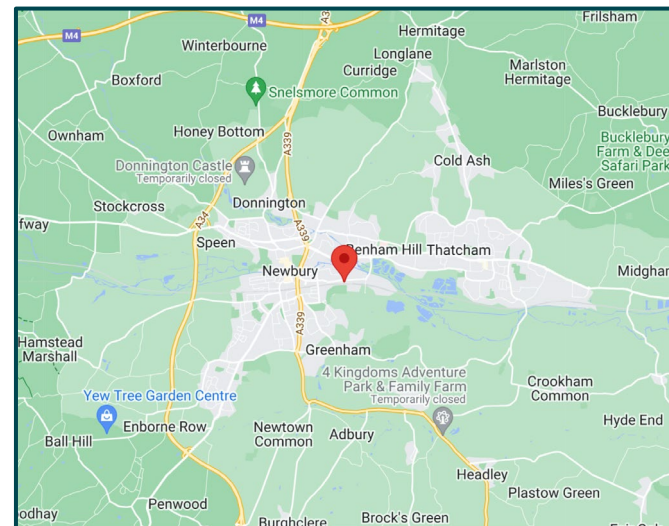
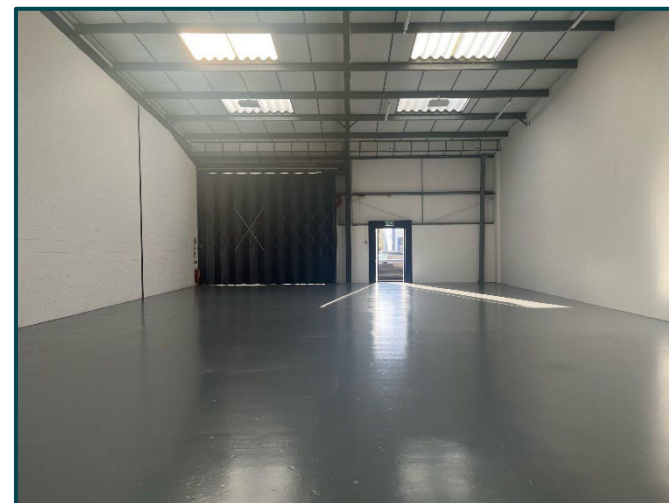
All interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

Terms

The unit is available on new full repairing and insuring lease.

VAT

All pricing is subject to VAT.



Contact

For further information, or to arrange a viewing, please contact Knight Frank.



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SUBJECT TO CONTRACT

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Particulars dated November 2023. Photographs dated December 2023.

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