



**Ely Building, Membury Airfield Industrial Estate,
Hungerford, RG17 7TJ**

**MODERN, DETACHED BUILDING
WITH A FENCED AND GATED
YARD. THE YARD/LOADING
AREA IS APPROX. 0.18 ACRES**

13,356 sq ft
(1,240.81 sq m)

- DETACHED INDUSTRIAL WAREHOUSE
- GATED SECURE YARD (0.18 ACRES)
- OFFICES & WC's
- PELLET FIRED HEATING SYSTEM
- 6.5M EAVES
- GOOD ACCESS TO M4 MOTORWAY (J14)



Summary

Available Size	13,356 sq ft / 1,240.81 sq m
Rent	£80,000 per annum
Rateable Value	£75,500
Rates Payable	£38,656 per annum
EPC	B (33)

Location

Membury Business Park is well located in West Berkshire, directly adjoining the M4 motorway. The successful employment area has a range of existing warehouse and manufacturing operations.

The estate has excellent access to the B4000. Junction 14 of the M4 is approximately 3 miles to the east.

Swindon and Junction 15 of the M4 are approximately 12 miles to the west.

What3Words

<https://what3words.com/foggy.divider.daylight>

Description

The property comprises a modern, detached building of steel portal frame construction with a fenced and gated yard. The yard/loading area is approx. 0.18 acres.

The building is constructed of profile metal cladding to the elevations and roof with translucent panels. Vehicle access to the unit is gained via a roller shutter loading door in the front elevation (5.4m wide x 4.6m high). Internally the unit has a minimum clear eaves height of 6.5m. At the front of the property there is an open plan office, kitchen, two WC's & boiler room. The warehouse has LED lighting and a three-phase power supply.

The property is heated by a pellet fired boiler system. The racking is available by separate negotiation.

Externally there is additional parking to the side of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including Offices and WC's	11,789	1,095.23
Mezzanine	1,567	145.58
Total	13,356	1,240.81

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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