LANSLEY

Business Sales and Commercial Agents Since 1890

Automotive, Open Storage To Let

£3,500 per month

0.61 Acres

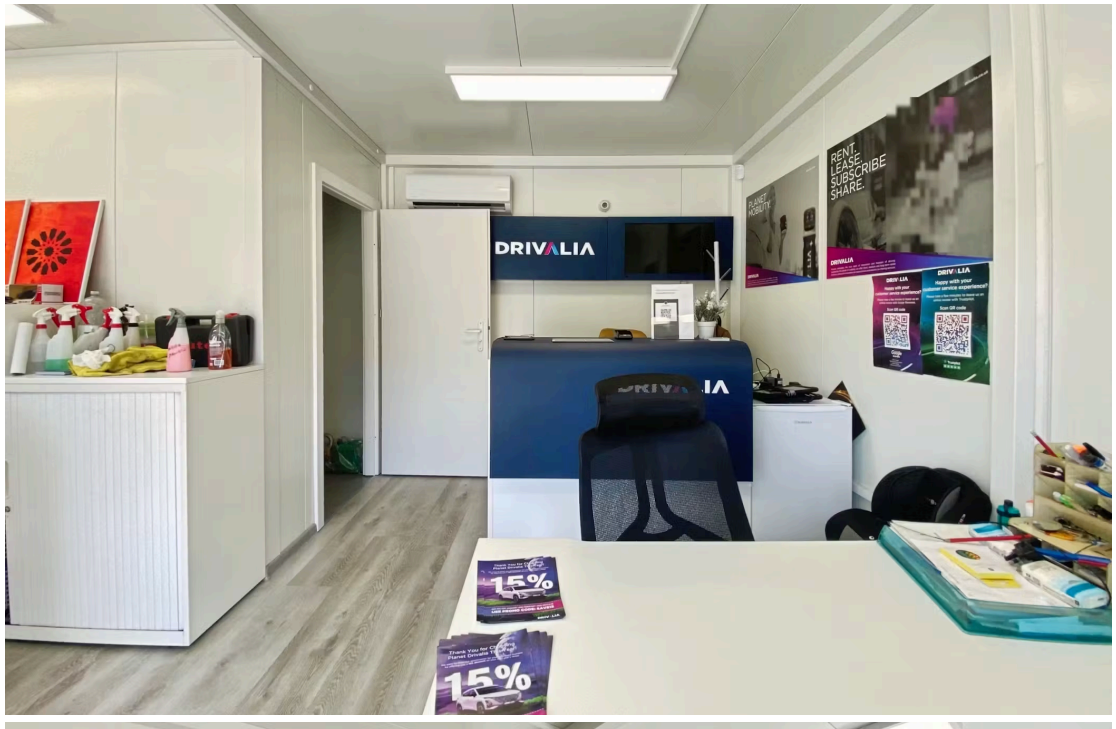
Newbury Business Park, London Road, Newbury, RG14 2PZ

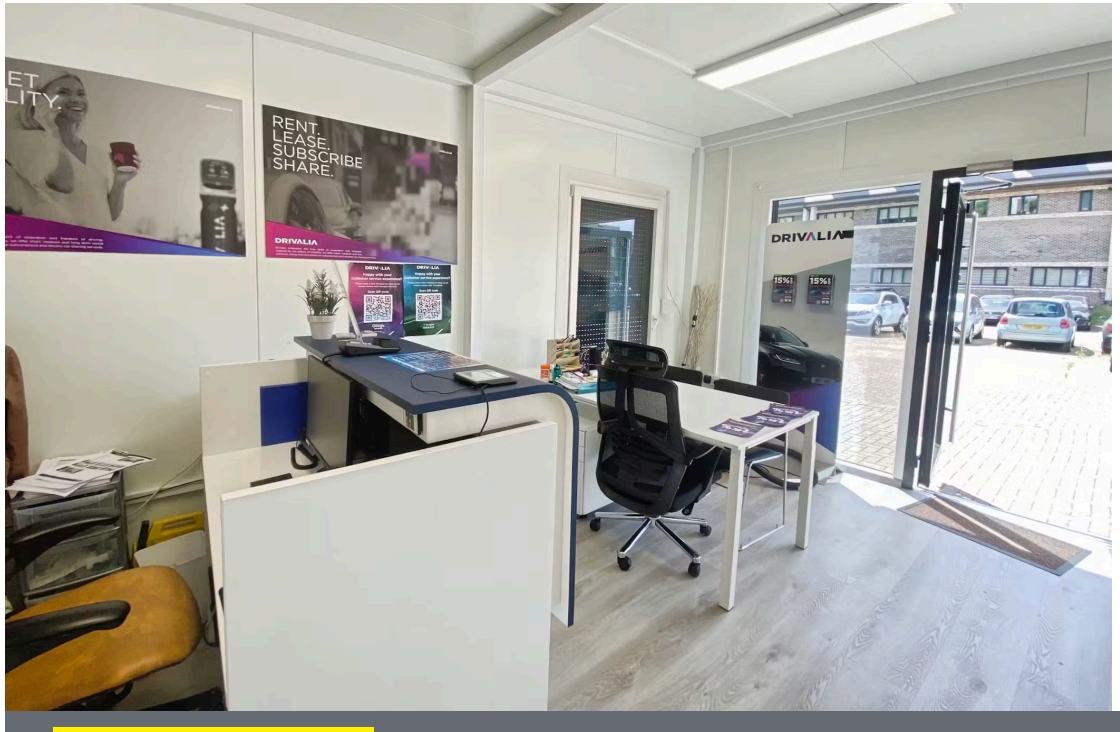




Vehicle Hire & Automotive Premises To Let – Secure Yard with Office Cabin - Newbury Business Park

- Secure vehicle yard extending to approximately 0.61 acres (0.25 hectares).
- Modern office cabin with three-phase electricity, air conditioning, CCTV, alarm system and kitchenette.
- Capacity for approximately 60+ vehicles, ideal for vehicle hire and automotive operators.
- Prominent location within Newbury Business Park with excellent access to the A34, M4 and surrounding road network.
- New Full Repairing & Insuring lease available, contracted outside the Landlord & Tenant Act 1954.





Description

An excellent opportunity to lease a secure automotive site extending to approximately 0.61 acres (0.25 hectares), situated within the established Newbury Business Park, just off the London Road with excellent access to the A34, M4 motorway and Newbury town centre.

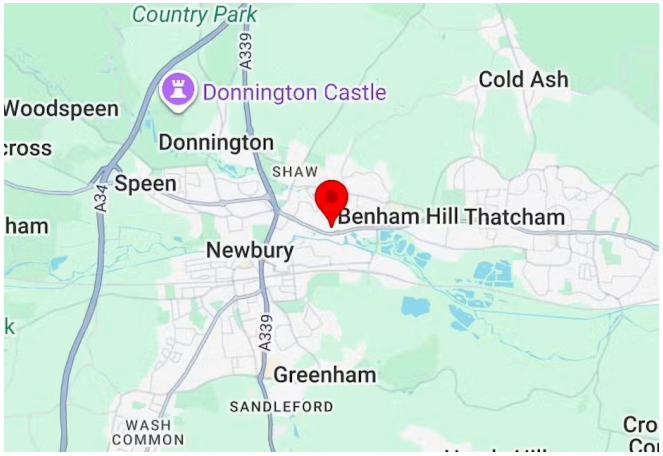
The site comprises a secure surfaced vehicle yard capable of accommodating approximately 60+ vehicles, together with a modern self-contained office cabin benefiting from three-phase electricity, air conditioning, CCTV, alarm system, Wi-Fi, kitchenette, W.C. and water supply. The business park benefits from 24/7 gated access and estate security.

The property is ideally suited to vehicle hire, fleet operations and other automotive-related businesses, offering a rare opportunity to occupy a secure and well-equipped site in a highly accessible commercial location. Alternative automotive uses may be considered, subject to the necessary planning consents.

A new Full Repairing and Insuring lease is available on terms to be agreed, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. The landlord may also consider letting part of the site, subject to negotiation.
Planning: The property benefits from an established Sui Generis planning consent for vehicle hire use, providing an excellent opportunity for automotive occupiers. The landlord is also pursuing additional planning to include vehicle sales, offering further flexibility for future operators, subject to the necessary planning consents.

Location

The property is situated within the established Newbury Business Park, just off London Road (A4), approximately 1 mile east of Newbury town centre. The site enjoys excellent road communications, with the A34 dual carriageway and Junction 13 of the M4 motorway both within easy reach, providing convenient access to Reading, Oxford, Basingstoke, Southampton and the wider South East. The surrounding area comprises a mix of commercial occupiers and residential developments, making this an accessible and well-connected location for automotive and vehicle-related businesses



Summary

- Rent: £3,500 per month
- Business rates: Business Rates: The property has been removed from the Rating List and does not currently have a Rateable Value. Prospective tenants are advised to make their own enquiries with West Berkshire Council and the Valuation Office Agency regarding any future business rates liability.
- Service charge: £8,000 per annum A service charge of approximately £8,000 plus VAT per annum is payable towards the maintenance, management and security of Newbury Business Park.
- EPC: B (45)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website

Contact & Viewings



Jason Atkins
0118 959 0271
jason@ahlansley.co.uk

Viewings

Viewings: Strictly by prior appointment through the sole letting agents, Lansley Commercial.

Terms

Lease Terms: A new 10-year Full Repairing and Insuring (FRI) lease, or longer by negotiation, is available. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. The landlord is seeking experienced automotive operators with a proven track record and strong financial covenant. A rent deposit will be required, together with a personal and/or director's guarantee where appropriate, subject to status, references and the landlord's approval.

Applicant Agents Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the successful introduction and progression of the letting transaction.

Availability

Available Immediately

LANSLEY

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.





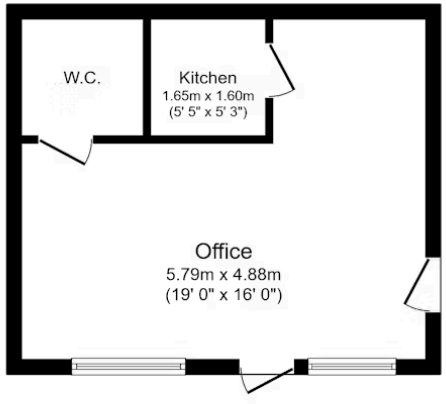












Floor Plan

al floor area: 28.2 sq.m. (304 sq.ft.)

floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are oximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,