

TO LET



UNIT 10 BROOKWAY IND EST

Brookway Newbury Berkshire RG14 5PE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,105 sq ft (195 sq m)

KEY POINTS

- > Rarely available
- > Large loading door
- > 4.3m min eaves height

Location

Brookway Trading Estate is situated on the popular Hambridge Lane Industrial Estate to the east of Newbury town centre and a short distance from the A4 Bath Road, which in turn connects with the A34 dual carriageway 3 miles south of J13 of the M4.

Road communications are excellent with easy access to London, the West Country and the national motorway network.

Description

The unit is of traditional steel portal frame construction with attractive part-brick, part-steel profile cladding under a pitched roof incorporating translucent roof panels.

The unit benefits from a separate pedestrian entrance and can be accessed via a roller shutter loading door.

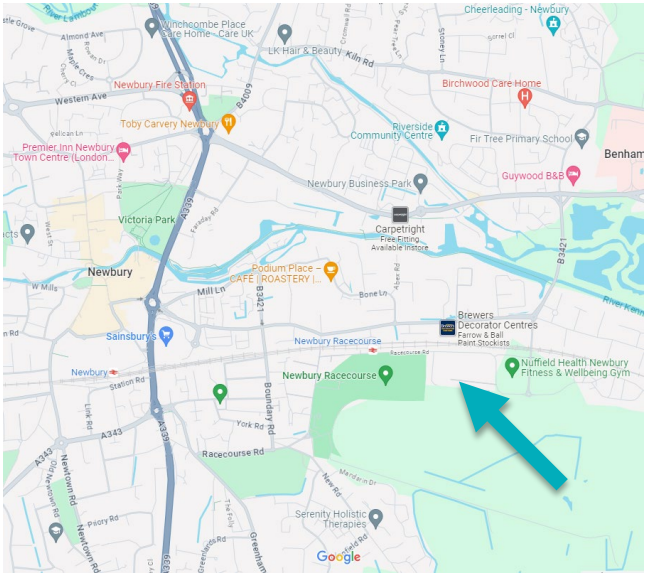
Specification

- Rarely available
- Loading door - 3.4m wide x 3.8m high
- Min eaves height 4.3m
- Max height 5.2m
- Ample parking
- Concrete floor
- 3-phase power supply
- Lighting
- Male / female WCs

Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	2,105	195
Total	2,105	195



Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act. A rent deposit is required from all tenants.

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Energy Performance Asset Rating

EPC Rating: C:55

Business Rates (2023/2024)

The Rateable Value for the property is £18,000.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.
Joint Agent: Quintons 01635 551441



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