

# THE PADDOCKS TRADE PARK

NEWBURY RG14 5TQ

1 EASY BATHROOMS  
SIMPLY LUXURIOUS

2 ELECTRIC  
CENTER

3 Brewers  
DECORATOR CENTRE

4 JOHNSTONE'S  
TRADE

5 YESSS  
ELECTRICAL

6 CTD  
ceramic tile distributors

7 TOOLSTATION

8 MOTOR PARTS  
DIRECT

9 eurocell

10 CEF

11 halfords

12 Graham  
The Plumbers' Merchant

13 JEWSON

14 Wickes

15 Dulux

16 BENCHMARK

17 MKM

18 VIKING  
SELF STORAGE

19 WOLSELEY

20 salonservices



## UNIT 1B TO LET

TO BE REFURBISHED

HIGHLY PROMINENT TRADE UNIT  
2,412 SQ FT (224 SQ M)



## DESCRIPTION

The premises comprise a trade counter unit of steel portal frame construction under a pitched roof.



STEEL SHUTTER  
LOADING DOOR



PRIME  
TRADE LOCATION



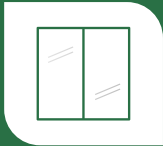
WAREHOUSE  
LED LIGHTING



TRANSLUCENT  
ROOF PANELS



ALLOCATED  
CAR PARKING



SEPARATE  
PERSONNEL DOOR



3 PHASE  
POWER



WC  
FACILITIES



EPC D-84  
TO BE IMPROVED BY  
LANDLORD



TO BE  
REFURBISHED

## TERMS

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

## SERVICE CHARGE/INSURANCE

The landlord insures the property and also administers maintenance and repair of common areas on the Estate.

## LEGAL COSTS

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

## 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.

## VAT

All pricing is subject to VAT.

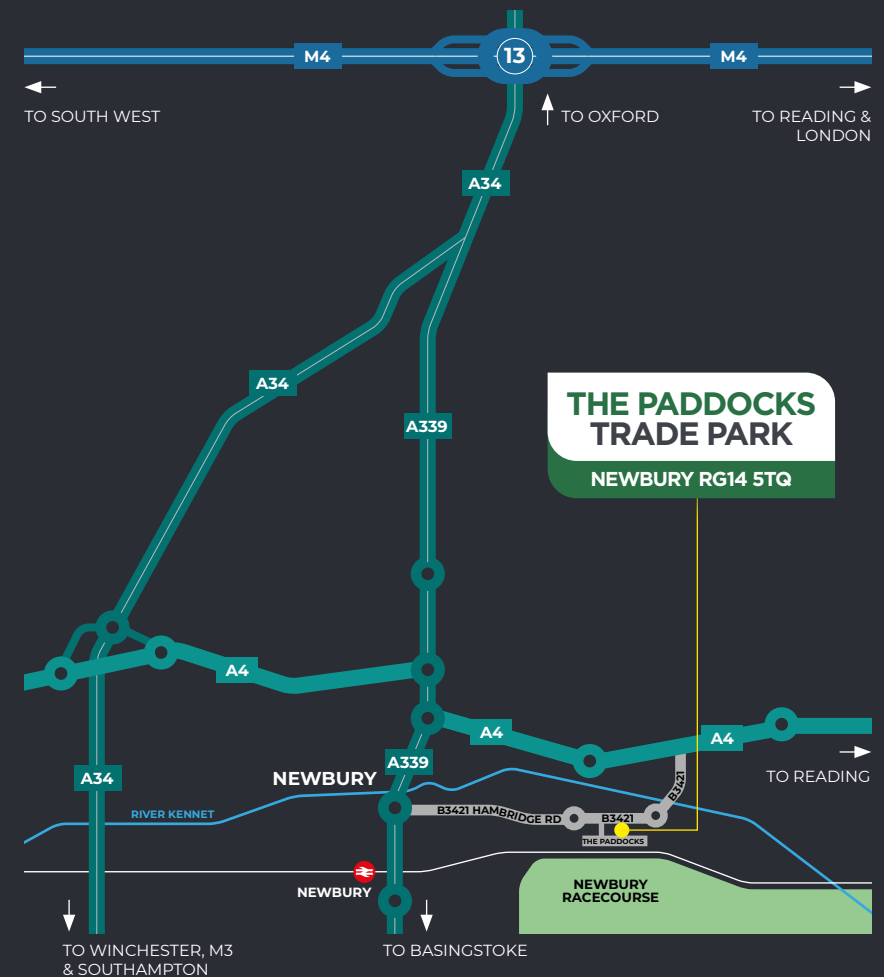
## DUE DILIGENCE

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

## LOCATION

The Paddocks 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 Paddocks has become established as a centre for trade counter businesses.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. July 2024.



## VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.



020 7629 8171

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

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