



UNITS 1-4 RIVERPARK INDUSTRIAL ESTATE

Ampere Road Newbury Berkshire RG14 2DQ

TYPE	INDUSTRIAL / WAREHOUSE UNITS
TENURE	LEASEHOLD
SIZE	2,363 - 9,494 SQ FT (219.52 - 881.99 SQ M)

KEY POINTS

- > Four light industrial / warehouse units
- > Available separately or combined
- > To be refurbished
- > Less than 1 mile from Newbury town centre
- > Good access to M4 J13
- > Each unit has 5 parking spaces plus loading

Location

Riverpark Industrial Estate is located at the end of Ampere Road, one of the main roads off the London Road Industrial Estate located close to the Robinhood Roundabout on the A4 and can also be accessed via the new slip road on the A339. Road communications are excellent with Junction 13 of the M4 motorway easily accessible providing direct communications with London, Heathrow Airport and the national motorway network. There are large Tesco and Sainsbury supermarkets, as well as various other retail and food outlets close-by.

[what3words:///edit.basket.linked](#)



Description

The premises comprise of four light industrial/warehouse units available individually, as a whole or in a combination to suit.

Specification

- LED lights
- Roller shutter doors
- 3-phase power
- WC
- Eaves height of 4m
- 5 parking spaces per unit plus loading
- Some units have kitchen and office space

Rateable Value

Rateable Value: £64,000

The units are accessed as a whole currently. The units will be split as required.

Energy Performance Asset Rating

The unit is currently rated as E:112. The Landlord's refurbishment is targeting an EPC rating of B.

Terms

The units are available on new FRI leases, on terms to be agreed.

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Unit	sq ft	sq m	Rent (PA)
Unit 1	2,397	222.72	£31,161
Unit 2	2,363	219.55	£30,719
Unit 3	2,371	220.27	£30,823
Unit 4	2,363	219.54	£30,719

Legal Costs / VAT

Each party is to bear their own legal and professional costs. VAT is applicable.

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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Units 1-2



Units 3-4

