



HASLAM'S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET



UNIT 12 RIVERPARK INDUSTRIAL ESTATE

Ampere Road Newbury Berkshire RG14 2DQ

TYPE	INDUSTRIAL / WAREHOUSE UNIT
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TENURE	LEASEHOLD
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SIZE	2,375 SQ FT (220.64 SQ M)
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KEY POINTS

- > Newly refurbished
- > Less than 1 mile from Newbury town centre
- > Good access to M4 J13
- > 4 parking spaces plus loading

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



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:///trail.oiled.quiz](#)



Description

The premises comprises of an end of terrace light industrial/ warehouse unit.

Specification

- LED lights
- Roller shutter door
- 3-phase power
- WC
- Eaves height of 4m
- 4 parking spaces plus loading

Rateable Value

£20,250

Energy Performance Asset Rating

Currently rated as E:104. The Landlord's refurbishment is targeting an EPC rating of B.

Terms

The unit is available on a new FRI lease, on terms to be agreed.

Accommodation

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

Unit	sq ft	sq m
Unit 12	2,375	220.64

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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