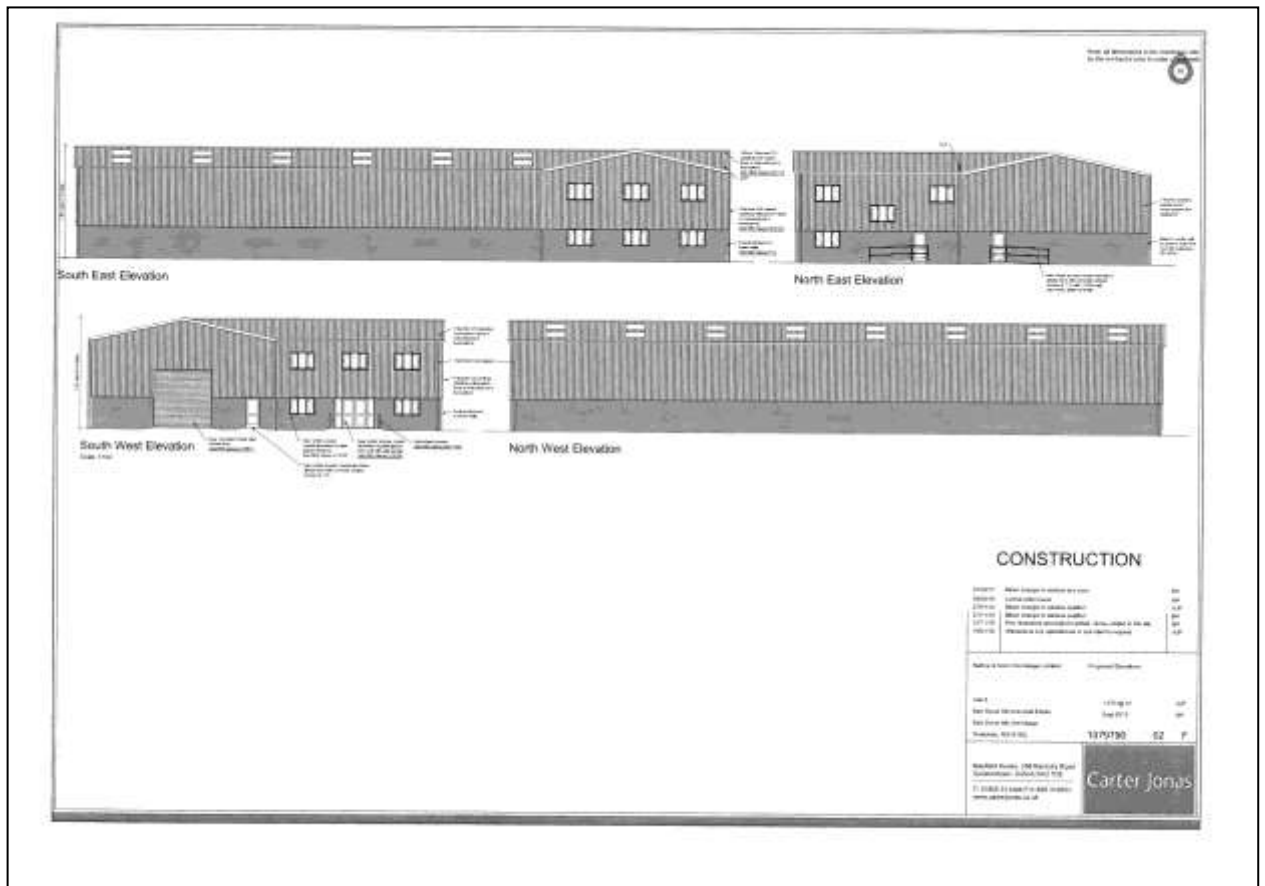


**UNIT 6
RED SHUTE HILL INDUSTRIAL ESTATE
RED SHUTE HILL
HERMITAGE
RG18 9QL**



TO LET

**BRAND NEW HIGH QUALITY WAREHOUSE/WORKSHOP
WITH ANCILLARY OFFICES**

APPROXIMATELY 8,879 SQ FT

LOCATION

Red Shute Industrial Estate is located on the south side of Hermitage and is situated just 2 miles from Junction 13 of the M4 motorway. This is a superb location for quick and easy access onto the main distribution routes in central southern England as the A34 running north to south also intersects at Junction 13. Newbury town centre is approximately 4 miles to the south.

DESCRIPTION

Unit 6 is a brand new purpose built warehouse unit constructed around a steel portal frame with fully insulated cladding to the elevations and pitched roof. The property provides clear span workshop space accessed through a motorised roller shutter door. There is a purpose built office area providing accommodation on ground and first floor and it is possible for the ground floor to be used as a showroom or trade counter if required. The unit has its own designated yard and car parking area and benefits from the following amenities:

Warehouse

- 19 ft (6m) min eaves
- 3 phase electricity
- Motorised roller shutter door 13 ft wide x 13 ft high
- Translucent roof panels
- 17.00 kn/m² floor loading
- WC

Offices

- Suspended ceiling
- LED lighting
- Electric wall mounted heaters
- Dado trunking for power and Datacom
- Male, female and disabled WCs
- Double glazed windows
- Full carpeting throughout

ACCOMMODATION

Warehouse 5,887 sq ft

Offices:

Ground Floor: 1,496 sq ft

First Floor: 1,496 sq ft

TOTAL: 8,879 SQ FT Gross Internal Area

CAR PARKING

Parking is provided for approximately 29 cars plus on site truck parking.

TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£75,500 per annum, plus VAT, equating to £8.50 per sq ft.

RATES

The property has yet to be assessed for rates and this will only be done on practical completion of the construction which is scheduled for Q1 2018. As a guide similar properties in the area have a rates payable figure of approximately £2.50 to £2.75 per sq ft. We recommend that all interested parties should make further enquiries with West Berkshire District Council to obtain further information.

EPC

The Energy Performance Certificate will be provided on practical completion of the building. However, as this is a brand new building constructed to the highest of standards. We anticipate a very high level of EPC rating.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate and the budgeted charge for 2017/2018 is £4,000 plus VAT, per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

By strict appointment joint agents **Brunsdon Associates & Deal Varney**
01635 255501 mail@brunsden.com www.brunsdon.com

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.

