

**26-27 KINGSCLERE PARK
KINGSCLERE
RG20 4SW**



FOR SALE

**IDEAL OWNER-OCCUPATION.
APPROXIMATELY 4,779 SQ FT (444 SQM)**

- GOOD BUSINESS PARK POSITION
- ATTRACTIVE VILLAGE LOCATION
- NO VAT
- PART LET UNTIL MAY 2018

THE PROPERTIES

Built for Enterprise Computers in 1988. The property is generally arranged as production/storage space on the ground floor with the first floors as offices. Parking is arranged on 3 sides of the building.

LOCATION

Kingsclere Park situated on the A339 and is about a 10 minute walk from Kingsclere village and its pubs and restaurants. It benefits from being in close proximity to Newbury and the M4 as well as Basingstoke, giving easy access to the M3. Newbury provides a rail service to London Paddington and Basingstoke to London Waterloo, both approximately in an hour.

Leisure activities are well catered for in the area, with nearby golf courses and an abundance of indoor sports and fitness facilities.

Residents of the park enjoy the services of an in-house estate management team and overnight security, which combined with award winning landscaping, site cleaning and additional services, ensure you enjoy a clean, safe and attractive environment.

ACCOMMODATION & TENANCIES

Unit No/Floor	Accommodation	Sqm	Sq Ft
Unit 26 Ground	Production	108	1159
Unit 26 First	Office	115	1233
	TOTAL GROSS INTERNAL AREA	222	2392

Unit No/Floor	Accommodation	Sqm	Sq Ft
Unit 27 Ground	Production	108	1159
Unit 27 First	Office	115	1233
	TOTAL GROSS INTERNAL AREA	222	2392

NB. The building is part let to Vision RT until May 2018 with a rental of £15,000 PAX

TENURE

Overall 999 Year leases from 1988/9.

VAT

Not chargeable on sale price but is on service charge.

SERVICE CHARGE

TBA

INSURANCE

Covered on block policy TBA.

BUSINESS RATES

TBC

TERMS

Units 26/27 are available at a guide price of £250,000.

EPCs

Unit 26-27 F (135)

VIEWING

By strict appointment please with joint agents Brunsdon Associates Tel: 01635 255501. Haslams 01189 211517 Website: 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.



Front Shot
Unit 28 Kingsclere Park



Interior Shot
Unit 28 Kingsclere Park



Warehouse interior
26-27 Kingsclere Park



Front Shot
29 Kingsclere Park