

**UNIT D2 RACEVIEW BUSINESS CENTRE
HAMBRIDGE ROAD
NEWBURY
RG14 5SA**



**TO LET/MAY SELL
INDUSTRIAL/BUSINESS UNIT AVAILABLE ON NEW LEASE
APPROXIMATELY 1,450 SQ FT (134 SQM)**

- * Good mix of open plan & partitioned space
- * Loading door
- * 3 car parking spaces
- * 3 phase
- * Part air conditioning
- * 2 WCs & tea room

THE PROPERTY

Originally built in the 1980s and much improved since with the addition of a useful office mezzanine and the property still retains a useful workshop/storage area at full height together with a sectional loading door.

LOCATION

Hambridge Road is one of Newbury's main business/industrial areas set to the east of the town centre but handy for Sainsbury's and the racecourse train station. Good facilities including cafe and public house nearby.

AREAS

Ground floor office/industrial approximately 950 sq ft (88 sqm) first floor offices approximately 500 sq ft (46 sqm).

PROPOSAL

Available on a new lease on terms to be agreed but at £1,100 pcm rental or the owners may consider an outright sale at a price of £163,000 (Title believed to be freehold but TBC).

VAT

Will not be chargeable on rent or sale price but may be on service charge.

SERVICE CHARGE & INSURANCE

Insurance – Approximately £422 per annum

Service Charge – Approximately £398.32 plus VAT per annum covering mainly landscape maintenance and exterior lighting.

BUSINESS RATES

We have been advised by West Berkshire Council of the following figures: **Rateable Value: £8,900** and **Rates Payable of: £4,111.80** for the year 2015/16.

NB. Please note that you should personally check this information direct with West Berkshire Council and this property may be affected by the Newbury BID surcharge on Business Rates.

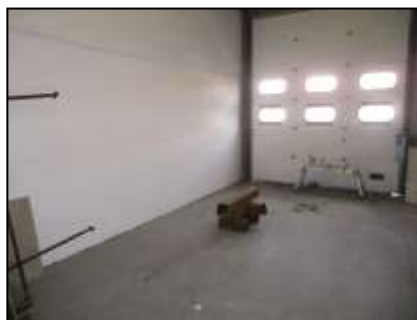
VIEWING

By strict appointment please with the Sole Agents **Brunsdon Associates**

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