

17 TURNPIKE ROAD  
INDUSTRIAL ESTATE  
NEWBURY  
BERKSHIRE  
RG14 2LR



**TO LET**

**Approximately 2,278 sq.ft. (211 sq.m)**

- \* Loading door
- \* Good eaves height
- \* 4 car parking spaces and loading area
- \* 2 wc's
- \* Available now on new lease

## LOCATION

Set in a small industrial estate to the north of Newbury with good links for the A4 and M4.

## THE PROPERTY

Believed to date from the 1980s, units of this type are very seldom available.

## LEASE

A new Fully Repairing and Insuring Lease for a term to be agreed.

## RENT

£15,500 per annum payable quarterly in advance.

## VAT

Not chargeable on the rent at this time but may be on service charge etc.

## SERVICE CHARGE AND INSURANCE

Currently £400 per annum and Buildings Insurance £755.

## BUSINESS RATES

Under re-assessment.

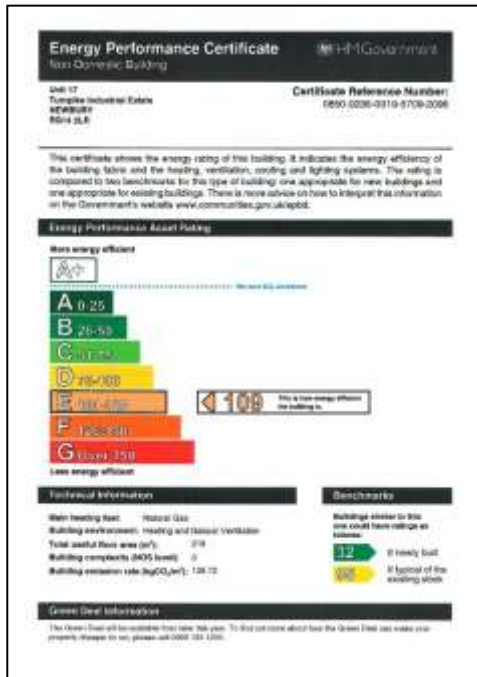
All mains services are believed to be connected.

## VIEWING

By strict appointment please with the Sole Agents Brunsdens Associates

[mail@brunsden.com](mailto:mail@brunsden.com) | 01635 255501

[www.brunsdens.com](http://www.brunsdens.com)



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