

**UNIT 1
THE WOOLTON HILL BUSINESS CENTRE
TRADE STREET
WOOLTON HILL, NEWBURY
RG20 9UJ**



A detached single storey light industrial/office building with useful storage in a convenient village location – To Let

- Approximately 2,200 sq ft (204 sq m)
- Refurbished to a good standard
- Good mix of office and storage space
- Parking for 8 cars
- Well considered Village
- Good access to A34/M4
- Available now
- New boiler and central heating system
- High speed internet available
- No VAT on rent

LOCATION

Conveniently located within the well considered village of Woolton Hill which has excellent road communications with the A34 a short distance away providing easy access to the M3 and M4. Woolton Hill has good facilities including a local stores with Post Office and Public House.

The nearby town of Newbury offers a range of day to day shopping, banking and recreational facilities and there is a good train service to Reading, London Paddington and the West Country.

Newbury is also home to Newbury Racecourse and the excellent Vineyard Restaurant and Hotel. There are also many other first class hotels, restaurants and golf courses in the area.

THE PROPERTY

Seldom available, this well laid out building is ideal for your business. It offers a flexible mix of office and production and storage space, and has just been refurbished and is well worth an internal inspection. The property has a new oil fired central heating and tea room and wc's.

TERMS

Available on new Leases for a minimum of 3 years to be drawn on general terms to be agreed.

WATER / WASTE

Approximately £350.00 Per Annum.

BUILDINGS INSURANCE

Currently £356 Per Annum.

RENT

£15,950 PA VAT not applicable

OFFICES

Size Approx

1,292 sq ft

KITCHEN

80 sq ft

MEZZANINE - (Reduced head height)

828 SQ FT

TOTAL 2,200 SQ FT

204 (SQ m)

NB – DEPOSIT - A deposit equivalent to 3 months rent will be required – to be agreed.



RATES

We have been advised that the Rateable Value for Unit 1 is £13,750 with Rates Payable of £6,778.75 for the period 2018/2019.

LEGAL FEES

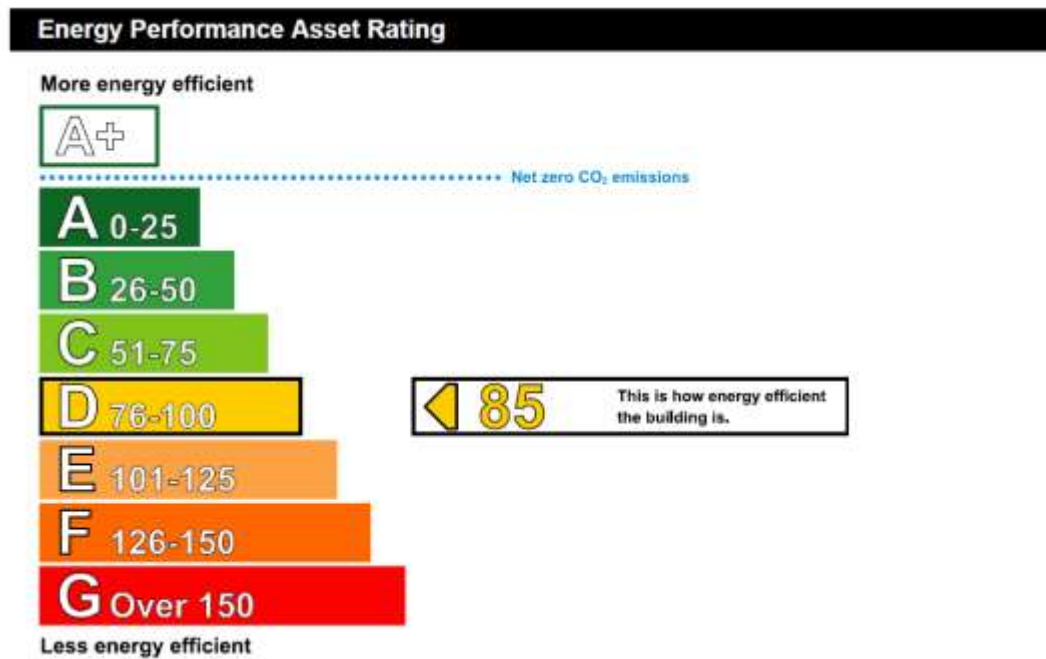
Each party will be responsible for their own legal fees.

VIEWING

By strict appointment please with the Landlords Sole Agents **Brunsdon Associates**
01635 255501

property@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, Brunsdn 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.