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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

UNIT 1

RED SHUTE HILL INDUSTRIAL ESTATE

RED SHUTE HILL

HERMITAGE

**“AVAILABLE NOW”**

RG18 9QL



TO LET

HIGH TECH BUSINESS/OFFICE/STORAGE UNIT

APPROXIMATELY 6,173 SQ FT (Gross Internal Area)

## LOCATION

Red Shute Industrial Estate can be found approximately ½ mile south of the village of Hermitage, within close proximity to J13 of the M4 and about 5 miles from Newbury. If travelling from Newbury, the Industrial Estate can be found just before the village of Curridge. Turn right off the B4009 onto Red Shute Hill and Saw Mill Road will be found on your left.

## DESCRIPTION

Unit 1 is a steel portal framed construction with brick and block cavity walls to the ground floor and steel profile cladding above. The ground floor space provides an open plan workshop/warehouse. The first floor offers good quality air cooled office accommodation. WC and kitchenette facilities are located on both floors.

### Amenities include:

- Central heating
- Suspended ceiling
- Double glazing
- Recessed Category 2 fluorescent lighting
- Air cooling in part
- Internal security cage to the ground floor
- 3 phase power
- Roller shutter door 11'9" wide x 13'11" high
- Window security bars
- Network cabling
- Carpeting to offices
- Parking

## ACCOMMODATION

Ground Floor	3,113 sq ft
First Floor	3,060 sq ft
<b>Total:</b>	<b>6,173 sq ft</b>

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

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

## RENT

£52,500 per annum plus VAT.

## RATES

Rateable Value: £28,000

Rates Payable: £13,916 (2016/2017)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

### **SERVICE CHARGE**

A service charge is payable in respect of maintenance of common areas on the Estate. The budgeted charge for 2016/17 is £1,100 plus VAT, per annum.

### **EPC**

The Energy Performance Certificate rating is C-72. A full copy of the EPC is attached.

### **LEGAL FEES**

Each party to pay their own legal costs.

### **VIEWING**

By strict appointment joint agents **Brunsdon Associates & Deal Varney**  
01635 255501 [mail@brunsden.com](mailto:mail@brunsden.com) [www.brunsdon.com](http://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.



# Energy Performance Certificate

Non-Domestic Building



Touch Blue Plc  
Unit 1, Red Shute Hill Industrial Estate, Red Shute Hill  
Hermitage  
THATCHAM  
RG18 9QL

Certificate Reference Number:  
9598-3040-0461-0790-9291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: LPG  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 653  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 72.24

## Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

92 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.