

**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.

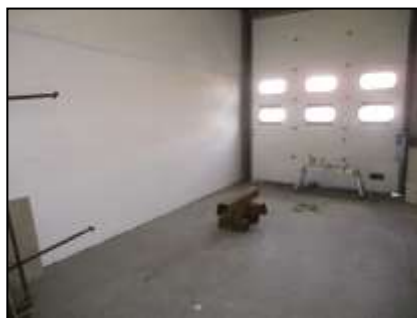
## VIEWING

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

01635 255501

property@brunsden.com

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



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