



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE WITH OFFICES

FOR SALE

**UNIT 2, NEWSPAPER HOUSE, FARADAY ROAD
NEWBURY, WEST BERKSHIRE, RG14 2DW**

19,805 SQ FT (1,840 SQ M)



15 PARKING SPACES AND YARD

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on London Road Industrial Estate, Faraday Road, Newbury.

DESCRIPTION

The property comprises a substantial part of the former NWN premises with valuable roadside frontage to the A339.

The property is constructed around a steel portal frame with a mix of brick and clad elevations and clad roof.

Internally the space includes large ground floor warehouse with first floor offices to the front of the property overlooking the service yard.

The property includes 3 phase power, minimum eaves height of 6m, 15 parking spaces plus service yard, three roller shutter doors, first floor executive office space and additional mezzanine office /storage space.

The site is fenced and gated with only Unit 1 having access through.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Warehouse	1,485	15,984
First Floor offices	240	2,583
First Floor Mezzanine	115	1,238
Total	1,840	19,805

RATING ASSESSMENT

Rateable Value £tba

Rates Payable £tba

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

Unit 2 is available to purchase. The price is available upon application. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

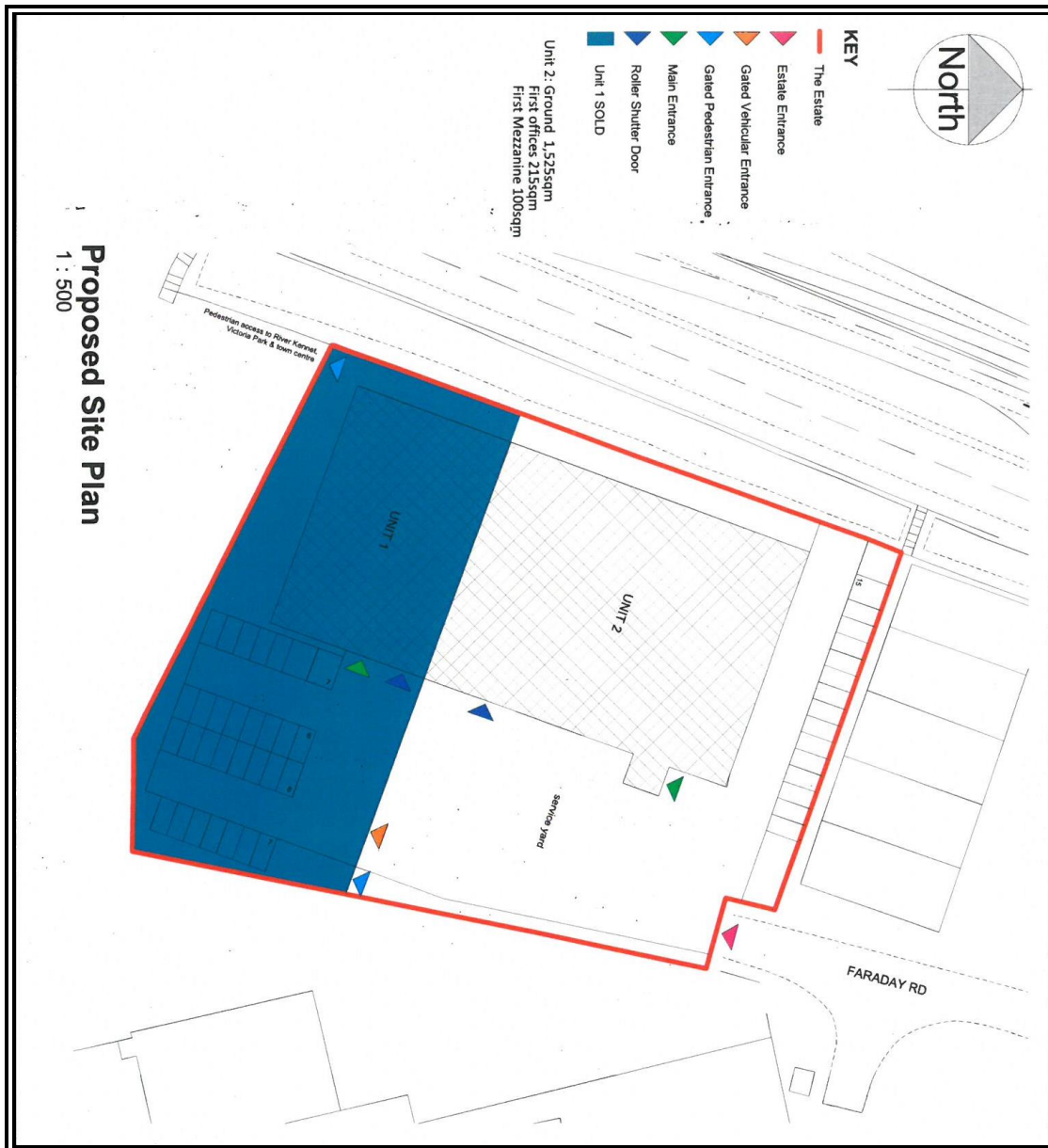
Contact Mr Shane Prater

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January 2021

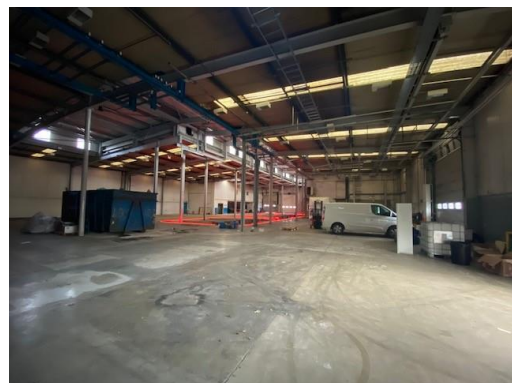
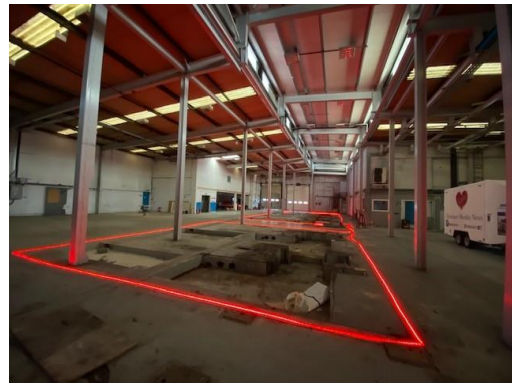
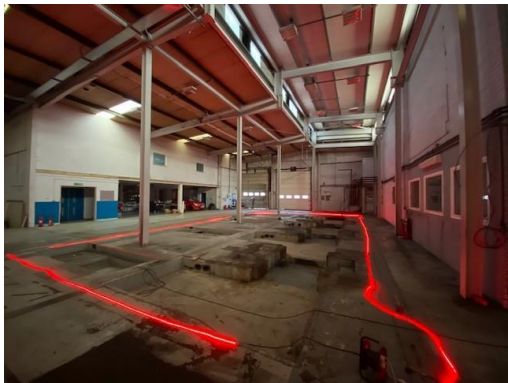
Proposed site plan



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