



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE WITH SECURE YARD

TO LET

**ELY BUILDING
MEMBURY AIRFIELD INDUSTRIAL ESTATE
HUNGERFORD, WEST BERKSHIRE, RG17 7TJ**

12,240 SQ FT (1,137.10 SQ M)



AVAILABLE MARCH 2021

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

www.quintons.co.uk

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 in Membury, West Berkshire on the well established Industrial Estate. The M4 motorway is adjacent with access via Junction 14. Nearby towns include Hungerford and Newbury to the east and Swindon to the west

DESCRIPTION

The property comprises a steel portal framed building with secure fenced and gated yard to the south. The yard comprises some 8,000 sq. ft of space (0.18 acres).

The building is constructed of profile metal cladding to the elevations and roof with translucent panels. Internally the property includes concrete floor, office space, kitchen, two WC's, boiler room, LED lighting, three phase power supply and an eaves height of 5.6 metres rising clear.

The property includes a pellet fired boiler system, which we understand will be available for use subject to a separate charge. We also understand that the racking can stay if required.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Main building	1,069.21	11,509
Mezzanine Floor	67.89	731
Total	1,137.10	12,240

RATING ASSESSMENT

Rateable Value £58,500 (2020/21)

Rates Payable £29,191.50

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £69,950 per annum. VAT is applicable. Available March 2021

LEGAL COSTS

Each party to be responsible for their own costs.

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

www.quintons.co.uk

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.

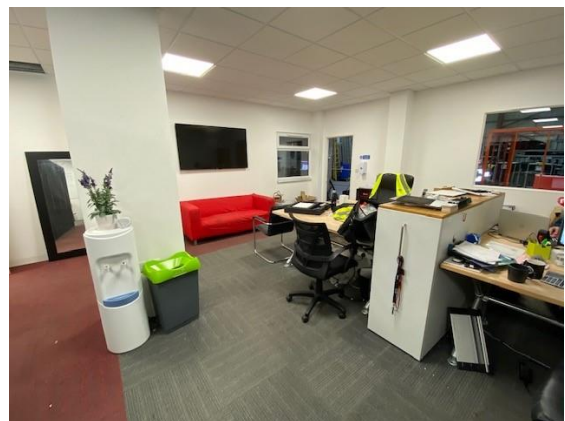
VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

December 2020



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

www.quintons.co.uk

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.