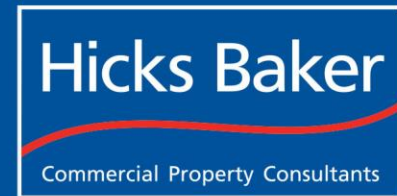


# VANALLOYS BUSINESS PARK



## TO LET

### KEY FACTS

- 3 modern industrial units
- Currently undergoing refurbishment
- 3 phase power
- 6.72m eaves height at apex
- Parking spaces available
- Alternative uses considered (STPP)
- WC facilities
- Easy reach of Henley, Wallingford and Reading

## UNITS 22, 24, 25 VANALLOYS BUSINESS PARK, STOKE ROW RG9 5QB

Unit	SQ.FT.	SQ.M.
22	3,099	287.9
24	1,512	140.5
25	1,508 (mezz. 1,037)	140.1 (mezz. 96.4)
Total	6,619 (mezz. 1,037)	568.5 (mezz. 96.4)

Measured on GEA basis.

### RENT

£12.50 per sq.ft. per annum. Rent is exclusive of all other outgoings.

### RATES

Rateable Value (2017 List): £42,250

UBR Multiplier (2020-21) 49.9 pence

Please note this is for the whole building the units are due to be re-assessed as 3 separate hereditaments.

### TERMS

A new FR&I lease is available direct from the landlord.

### ESTATE CHARGE

A breakdown of the budget is available upon request.

### EPC

To be assessed.

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

The property is elected for VAT.

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# Transaction • Management • Performance

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## DESCRIPTION

The three units are modern brick built industrial buildings and each benefits from an electric roller shutter door along with access to parking. They were constructed approximately 15 years ago and are currently undergoing extensive refurbishment. The units have a clear minimum eaves height of 3.87m rising to 6.72m at the apex.

Alternative uses will be considered subject to the appropriate consents. The building is currently being re-configured as 3 individual units which could be combined if required. The landlord is considering creating a yard exclusively for the use of Unit 24. Further information will be available on request. Unit 25 includes a substantial mezzanine floor which can be removed or retained.

## LOCATION

Vanalloys Business Park is located in the affluent and busy village of Stoke Row. Access to the estate is via Busgrove Lane. Stoke Row is situated 8 miles north of Reading and 6.5 miles west of Henley on-Thames, between the M40 and M4 motorways providing easy access to London and the rest of the country via the motorway network.



Image of Unit 22 during refurbishment

## VIEWING & FURTHER INFORMATION

Harry Gornall-King  
Hicks Baker  
Tel: 0118 955 7075  
email: [h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk)

Stephen Head  
Hicks Baker  
Tel: 0118 955 7089  
Email: [s.head@hicksbaker.co.uk](mailto:s.head@hicksbaker.co.uk)

Will Janes  
Duncan Bailey Kennedy  
Tel: 01494 839919  
Email: [willj@dbk.co.uk](mailto:willj@dbk.co.uk)

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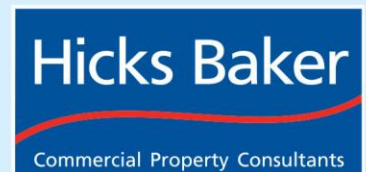
February 2021

## LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

## MISREPRESENTATIONS ACT 1967

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