



Chartered Surveyors &
Commercial Property Consultants

B8 STORAGE USE

TO LET

**3 ADLAM VILLAS, 40 GREENHAM ROAD
NEWBURY, BERKSHIRE, RG14 7HX**

1,871 TO 3,742 SQ FT

(173.82 TO 347.63 SQ M)



10 PARKING SPACES INCLUDED

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 close to the centre of Newbury, approximately ½ mile south of the Town Centre. Junction 13 of the M4 is approximately 3 miles to the north via the A339 & A34.

Nearby occupiers include Burger King, Staples, Halfords and Newbury Racecourse.

DESCRIPTION

The property comprises a brick built structure set under a pitched tiled roof.

Internally the property is mainly open plan but includes 2 WC's and store.

The property has oil fired heating in the main and externally 10 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total - approx.	173.82 to 347.63	1,871 to 3,742

RATING ASSESSMENT

Rateable Value £35,250
Rates Payable £17,307.75
(2019/20) whole

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 77.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent for the whole is £26,000 per annum exclusive.

The property can be split into two, half of the property is available at £15,000 per annum exclusive

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater
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Email: shane@quintons.co.uk
April 2019

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