



Chartered Surveyors &  
Commercial Property Consultants

## STORAGE LAND

**TO LET**

**LAND AT FARADAY ROAD, FARADAY ROAD  
NEWBURY, BERKSHIRE, RG14 2AD**

**1.61 ACRES (0.65 HECTARES)**



**AVAILABLE AS A WHOLE OR PARTS**

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 Faraday Road, Newbury. The property can be found on the left hand side just past the turning for Ampere Road. The property is opposite Eden Vauxhall.

## **DESCRIPTION**

The site has a rolled surface made up of road planings, is fully fenced and has good site access via gates from Faraday Road.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total (1.61 ACRES)</b>	<b>6,500</b>	<b>70,000</b>

## **RATING ASSESSMENT**

Rateable Value £37,500

Rates Payable £18,000 (2018/19)

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **PROPOSAL**

The land is available on a new lease agreement, the length of which is open to negotiation. The lease will be subject to a landlord redevelopment clause subject to suitable notice. The quoting rent for the whole is £70,000 per annum exclusive. VAT is not applicable.

## **LEGAL COSTS**

Each party is to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
September 2018

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