

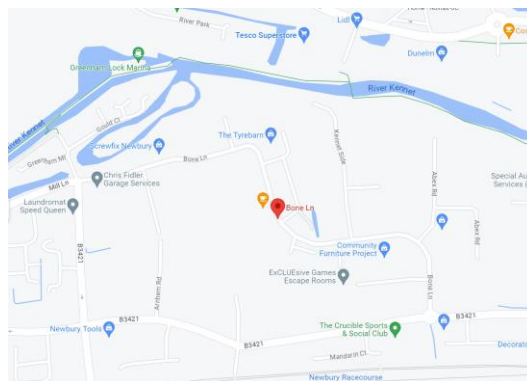


LEASE ASSIGNMENT/SUB LEASE – ATTRACTIVE WAREHOUSE/DISTRIBUTION UNIT

Unit 14 Bone Lane Industrial Estate, Newbury RG14 5SH

LOCATION

The property is situated in an accessible cul-de-sac in the heart of the Bone Lane Industrial Estate, which is the principal commercial location in Newbury. The retail and restaurant facilities available in the Town are a short walk away. Newbury Racecourse Station is a 9 minute walk from the property.



DESCRIPTION

The property comprises a self-contained building with brick elevations arranged on ground and first floors. The ground floor has a workshop access door which is currently closed off internally but can easily be reinstated if required.

ACCOMMODATION

The unit has the following approximate gross internal floor areas –

Warehouse area – 6,694 sq. ft

Offices – Ground and First – 2,846 sq. ft

Total – 9,540 sq. ft

IN BRIEF

- Warehouse and offices
- Parking and yard area
- High office content
- 9,540 sq. ft.

RENT

£76,400 per annum exclusive

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

LEASE / RENT

An assignment of the current lease is available for a term expiring in December 2028, subject to one further rent review in December 2025 at a current rent of £76,400 per annum exclusive.

The lease is contracted out of the Landlord and Tenant Act 1954 Part 2 and is effectively drawn on full repairing and insuring terms subject to a Schedule of Condition.

Alternatively, a sub-lease is available for a term by arrangement at a rent of £90,500 per annum exclusive.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.



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