



Chartered Surveyors &  
Commercial Property Consultants

## LIGHT INDUSTRIAL UNIT

# TO LET

**UNIT 6, WHITTONDITCH WORKS, WHITTONDITCH  
RAMSBURY, WILTSHIRE, SN8 2XB**

**1,720 SQ FT (159.8 SQ M)**



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**

Whittonditch Works is a small purpose-built development of industrial/warehouse units located off the B4192 approximately 4 miles to the northwest of Hungerford and just 1 mile from Ramsbury. The site is 6 miles from Junction 14 of the M4 motorway.

## **DESCRIPTION**

The purpose-built industrial development is arranged as two terraces of three units, with a central courtyard. The units are of modern construction with brick and block cavity walls to the ground floor with profile steel sheet cladding to the upper parts and on the pitched roofs. The units are separated with blockwork internal party walls.

Each unit is provided with the following amenities;

- Up and over loading door
- 3 phase power
- Ground floor reception/office
- WC
- 15ft / 4.5m minimum eaves excluding Mezzanine

Unit 6 has been modified with the installation of a full mezzanine floor.

Externally the yard/car park area is laid with block pavers and two car parking spaces are provided with each property.

The unit can be joined with unit 5 to create 3,440 sq. ft.

## **ACCOMMODATION**

|                       | <b>Sq. M.</b> | <b>Sq. Ft.</b> |
|-----------------------|---------------|----------------|
| Ground floor          | 79.90         | 860            |
| First Floor Mezzanine | 79.90         | 860            |
| <b>Total</b>          | <b>159.8</b>  | <b>1,720</b>   |

## **RATING ASSESSMENT**

Unit 5 & 6 (Assessed as one unit) Rateable Value: £16,750. It is envisaged when split the rates will be under the small business rates threshold

## **SERVICE CHARGE**

A small service charge is levied for the common parts when required.

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## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 79.

## **PROPOSAL**

The unit is available on a new lease, the length of which is open to negotiation. The quoting rent is £12,500 per annum exclusive. VAT is not applicable.

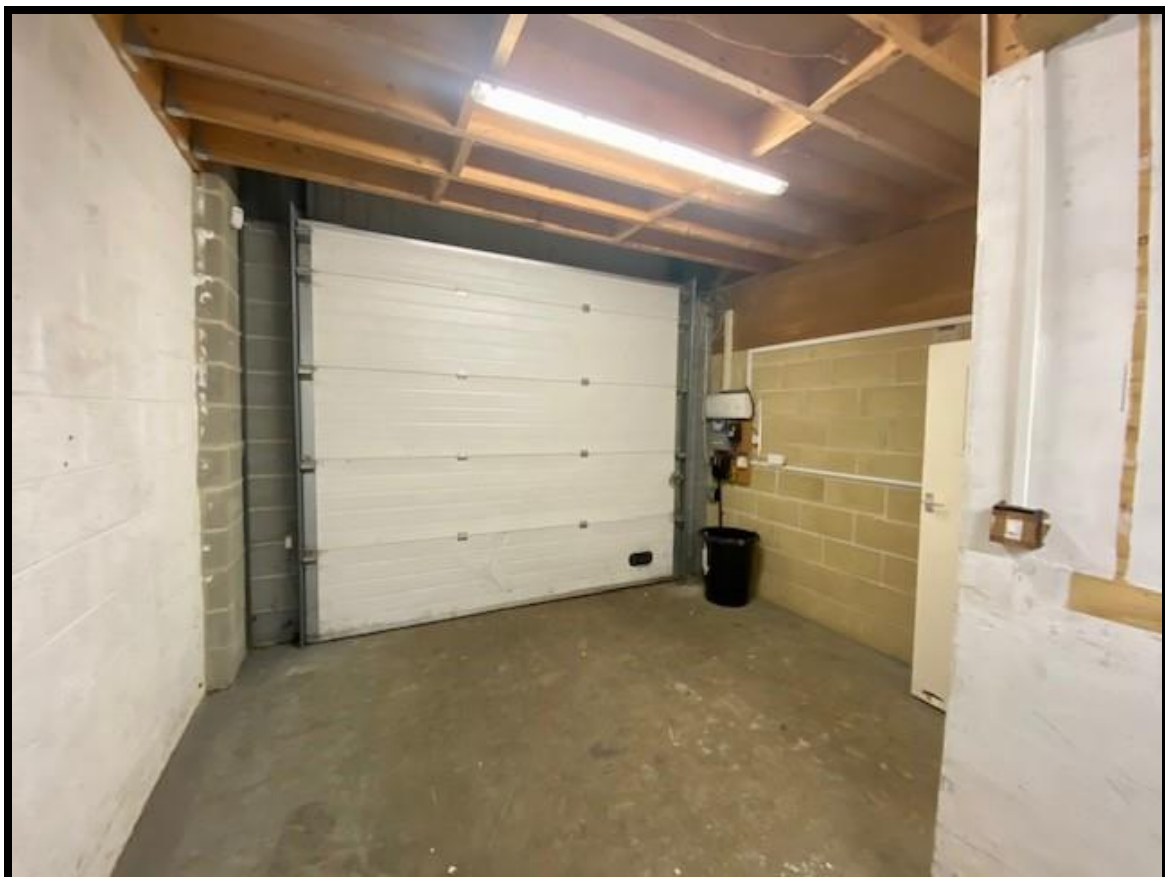
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## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
March 2025



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