



Chartered Surveyors &
Commercial Property Consultants

WORKSHOP / STORAGE

TO LET

**UNIT 9, NEW MILLS INDUSTRIAL ESTATE
POST OFFICE ROAD, INKPEN, HUNGERFORD
BERKSHIRE, RG17 9PU**

1,533 SQ FT (142.42 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

The property is situated in Inkpen which is accessed from the A4 at Kintbury or Hungerford. Follow signs for New Mills Industrial Estate and the property can be found in front of you as you enter the estate.

Occupiers on the estate include EJC Groundworks, Primac and Aston's Bakehouse

DESCRIPTION

A portal framed building comprising storage space, mezzanine floor and shared WC and kitchen.

The storage space includes concrete floor, strip lights, sliding concertina door and three phase power.

The mezzanine comprises a metal frame and staircase with timber deck.

The estate has ample parking.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	110.24	1,187
Mezzanine	32.156	346
Total	142.42	1,533

RATING ASSESSMENT

Rateable Value £18,250 Rates Payable £7,884 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £750.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 91.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £16,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

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Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

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April 2026



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