



**INDUSTRIAL / INDUSTRIAL/LOGISTICS / LIGHT INDUSTRIAL / INDUSTRIAL / WAREHOUSE
TO LET**

TURNPIKE INDUSTRIAL ESTATE

Turnpike Road, Newbury, RG14 2LR

The Estate provides excellent workshop/warehouse units, mostly within a terrace and equipped with mains services and on-site car parking.

2,250 SQ FT (218.32 SQ M)

**CAMPBELL
GORDON**

Summary

| | |
|-----------------------|--|
| Available Size | 2,350 sq ft |
| Rent | £10.50 per sq ft per annum exclusive of VAT. |
| Rates Payable | £4.09 per sq ft |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | £0.25 per sq ft per annum exclusive of VAT. |
| EPC Rating | C |

Description

The Estate provides excellent workshop/warehouse units, mostly within a terrace and equipped with mains electricity, gas, etc plus on-site reserved parking.

The units are available to let on a new full repairing and insuring lease for a term to be agreed. Preference will be given to a minimum of 5 years.

Current availability is as follows:

- Unit 8: 2,350 sq ft

Property Highlights / Amenities

- Build Status: Refurbished

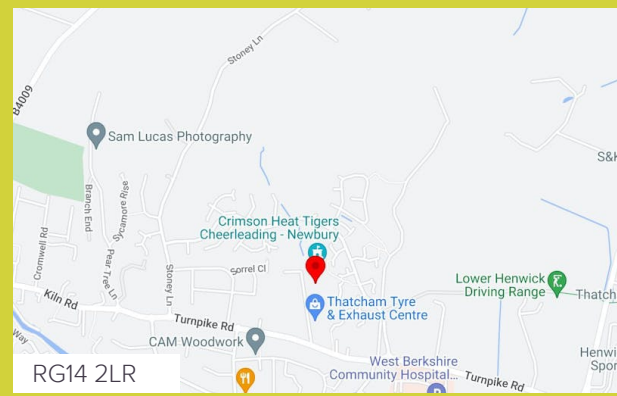
Location

Turnpike Industrial Estate is located to the northeast of Newbury, approximately 1½ miles from the town centre. Located roughly midway between Newbury and Thatcham, it is easily accessed from the A4, at the Hambridge Road intersection.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------|--------------|---------------|--------------|
| Unit - Unit 8 | 2,350 | 218.32 | Available |
| Total | 2,350 | 218.32 | |



Viewing & Further Information



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