



Chartered Surveyors &
Commercial Property Consultants

PRIME LAND

TO LET

**HAMBRIDGE LANE, NEWBURY
BERKSHIRE, RG14 5TS**

1.23 ACRES (0.50 HECTARES)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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 land is situated on the junction of Hambridge Road and Hambridge Lane fronting the roundabout which also provides the main access to Newbury Racecourse.

The A4, A339, A34 and Junction 13 of the M4 are all within a short drive.

DESCRIPTION

Approximately 1.23 acres of fenced, gated and surfaced yard space.

The land has pallisade fencing surrounding it, gates to Hambridge Lane and surface made up predominantly of concrete.

The land is available to use for storage, parking etc.

ACCOMMODATION

	Hectares	Acres
Total	0.50	1.23

RATING ASSESSMENT

Rateable Value £64,000

Rates Payable £32,768 (2024/25)

PROPOSAL

The land is available to rent on a new lease, the length of which is open to negotiation. The quoting rent is available on request. VAT is applicable.

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
March 2025

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