



THE PADDOCKS TRADE PARK

NEWBURY RG14 5TQ



UNIT 1B TO LET

FULLY REFURBISHED

**HIGHLY PROMINENT TRADE UNIT
2,412 SQ FT (224 SQ M)**

DESCRIPTION

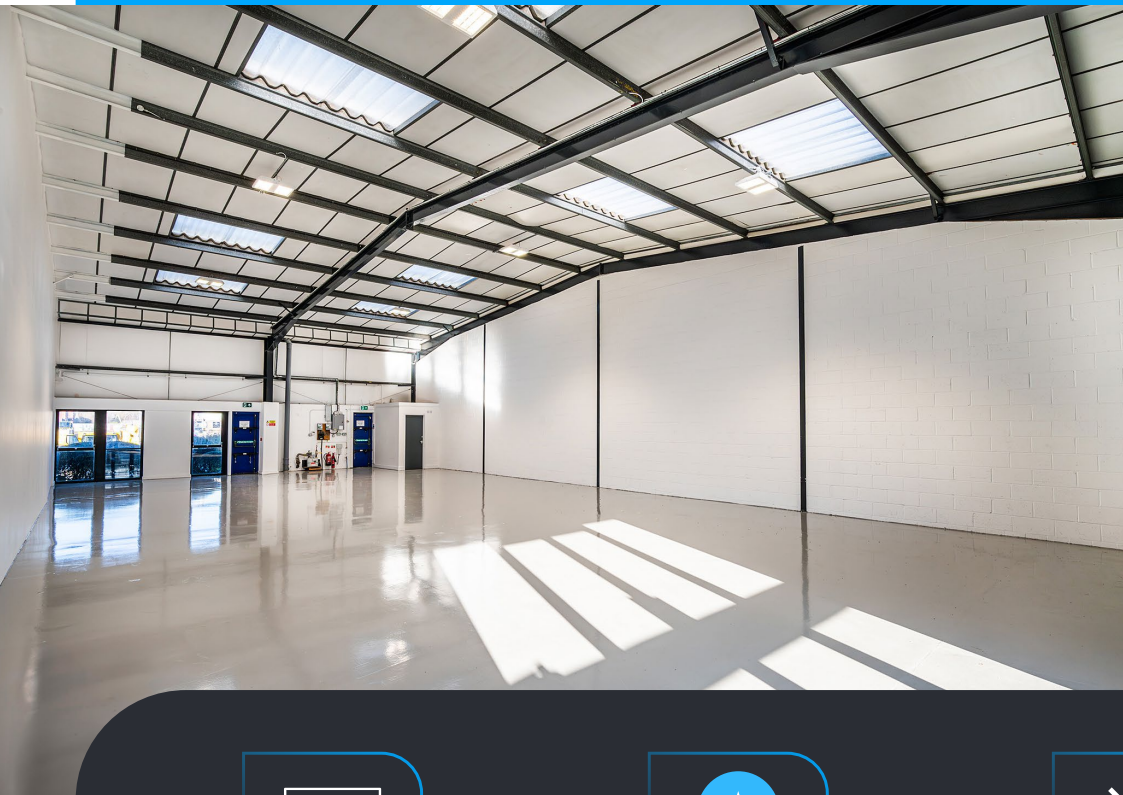
The premises comprise a fully refurbished trade counter unit of steel portal frame construction under a pitched roof.

TERMS

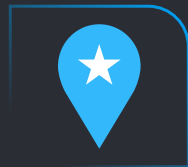
The unit is available on a new full repairing and insuring lease.

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STEEL SHUTTER
LOADING DOOR



PRIME
TRADE LOCATION



WAREHOUSE
LED LIGHTING



TRANSLUCENT
ROOF PANELS



ALLOCATED
CAR PARKING



SEPARATE
PERSONNEL DOOR



3 PHASE
POWER



WC
FACILITIES



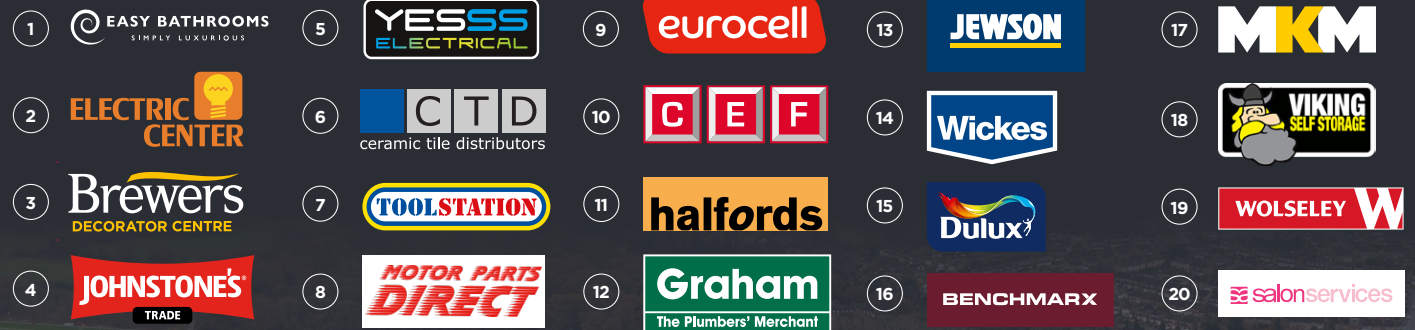
EPC RATING
B - 27



FULLY
REFURBISHED

LOCATION

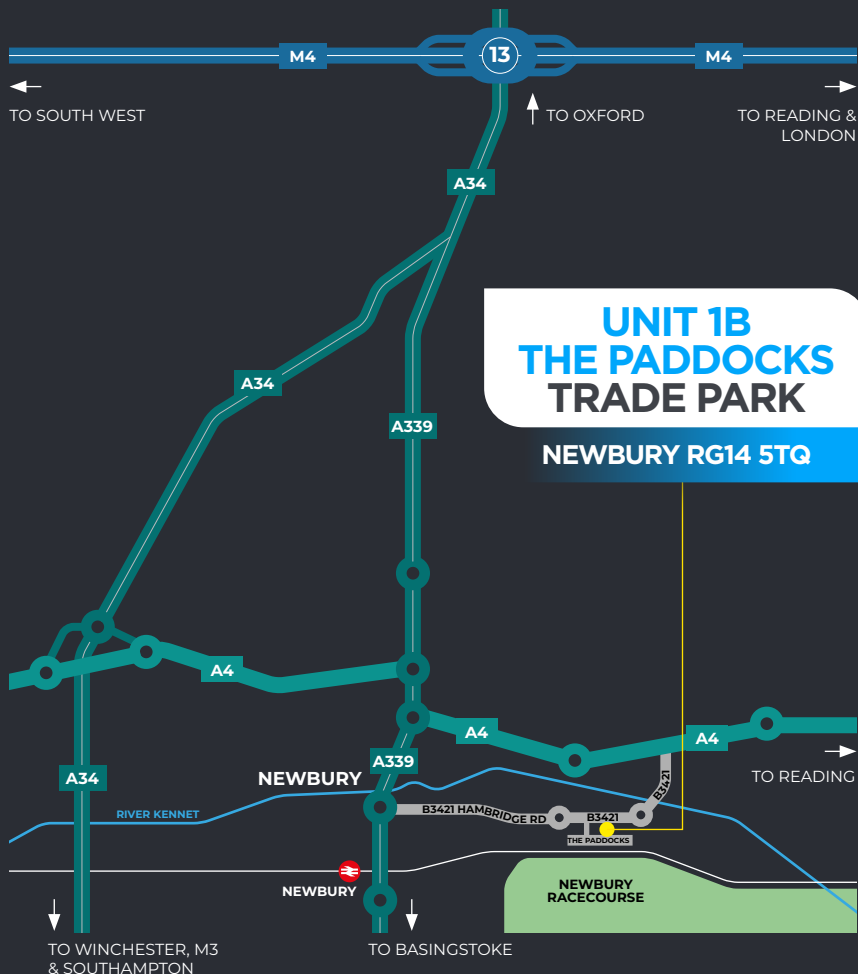
The Paddocks is located on the south side of Hambridge Road, close to the junction with Bone Lane. Newbury town centre is approximately 1/2 mile to the west. This is a popular location for a number of national and local companies and The Paddocks has become established as a centre for trade counter businesses.



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SERVICE CHARGE/ INSURANCE

The landlord insures the property and also administers maintenance and repair of common areas on the Estate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value: £25,250 (2023)
Rates Payable: £12,599.75 (2023/2024)
All interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

VAT

All pricing is subject to VAT.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.



020 7629 8171

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