

# Industrial / Warehouse

TO LET



CURCHOD&CO



## Unit 4C Station Yard

Station Road, Hungerford, RG17 0DY

### Light industrial/workshop

1,243 sq ft

(115.48 sq m)

- Single phase power
- Electric loading doors
- Ground floor eaves height 2.5m
- LED lights
- WC on first floor
- 2 parking spaces plus loading bay
- Shutter door approx 2.4m (w) x 2.4m (h)

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,243 sq ft                                                                                                                                                    |
| Rent           | £11.50 per sq ft subject to stepped rent explained under the 'Terms' heading below                                                                             |
| Rates Payable  | £5,076 per annum<br>We understand the property will qualify for zero rates payable. Each applicant to make their own enquiries to the relevant Local Authority |
| Rateable Value | £11,750                                                                                                                                                        |
| Service Charge | £1,420 per annum                                                                                                                                               |
| EPC Rating     | D (85)                                                                                                                                                         |

Description

The property comprises a refurbished light industrial unit unit constructed of brick to the ground floor with profile cladding above.

Internally the property include open plan ground and first floor spaces.

Location

The unit is situated within Station Yard Business Park on Station Road, Hungerford. From the A4 proceed into Hungerford High Street. At the second mini roundabout turn left then left at the top of the hill. Follow the road down to the level crossing then bear right and follow the road where you will see Station Yard in front of you.

Accommodation

The accommodation comprises the following areas:

| Name                | sq ft        | sq m          |
|---------------------|--------------|---------------|
| Ground - Industrial | 621          | 57.69         |
| 1st - Office        | 621          | 57.69         |
| <b>Total</b>        | <b>1,242</b> | <b>115.38</b> |

Terms

The unit is available by way of a new lease for a term to be agreed.

The unit is available by way of a stepped rent as follows:-

- Year 1 - £11.50 per sq.ft.
- Year 2 - £12.50 per sq.ft.
- Year 3 - £13.50 per sq.ft.

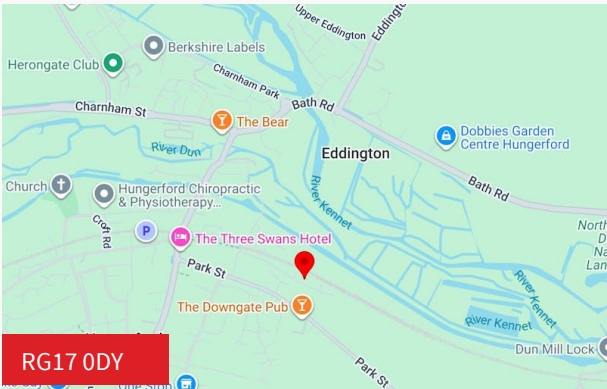
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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More properties @ curchodandco.com

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