

TO LET



FORMER MAZDA MOTORLUX

London Rd Ind. Estate, Ampere Road Newbury RG14 2AE

TYPE	CAR SHOWROOM & WORKSHOP
TENURE	LEASEHOLD
SIZE	6,970 SQ FT (647.52 SQ M)

KEY POINTS

- > Car dealership premises
- > Showroom, workshop, work bays, offices
- > Minimum 4.09m eaves height (workshop)
- > Three full height roller shutter doors
- > Seven ramps
- > Approx. 46 car parking spaces

Location

Mazda Motorlux is situated on the northern side of Ampere Road, one of the main roads off the London Road Industrial Estate. It is located close to the Robin Hood Roundabout on the A4 and can be accessed via Faraday Road. Newbury town centre in approximately 0.5 miles to the west. Road communications are excellent with Junction 13 of the M4 motorway easily accessible, providing direct communications with London, Heathrow Airport and the national motorway network.

Newbury train station located just over 0.5 miles from the property and provides regular direct services to Reading and London Paddington.
what3words ///steps.cycles.knee

Description

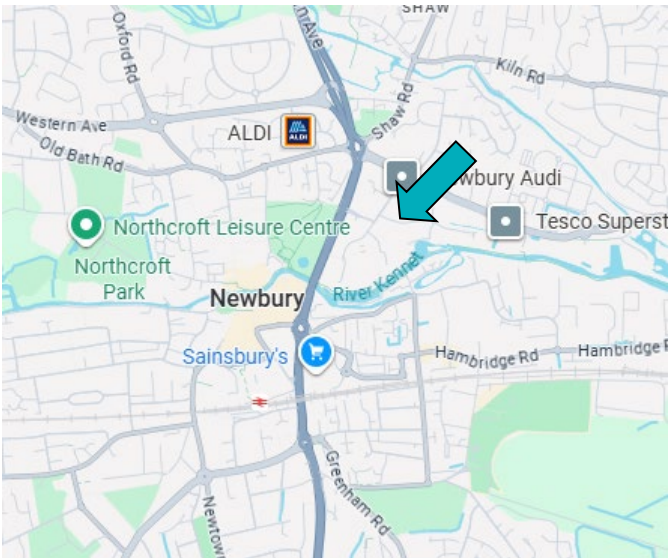
The property comprises a car dealership premises on a 0.474-acre site (0.192 hectares), made up of showroom, workshop, work bays and offices. Externally, the site offers extensive parking provisions. The workshop is a traditional warehouse unit of portal frame construction with brick and clad elevations under a pitched roof. While the front showroom is of brick elevations under a flat roof. Internally the ground floor provides a large showroom with storage / office / WCs to the front and workshop and work bays to the rear, with the first floor providing ancillary office space and a bike workshop.

The unit benefits from 46 car parking spaces.

Accommodation

Gross Internal Areas (GIA) as follows;

Floor	sq ft	sq m
Rear Shed	326	30.32
Workshop, Mezzanine & Store	3,016	280.19
Showroom	2,824	262.37
FF Bike Workshop	803	74.62
Total	6,970	647.52



Energy Performance Asset Rating

EPC Rating: E:105

Rateable Value (from 1st April 2026)

£86,500

Terms

A new FRI lease is available for a term to be agreed. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

Anti-Money Laundering Regulations

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

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.

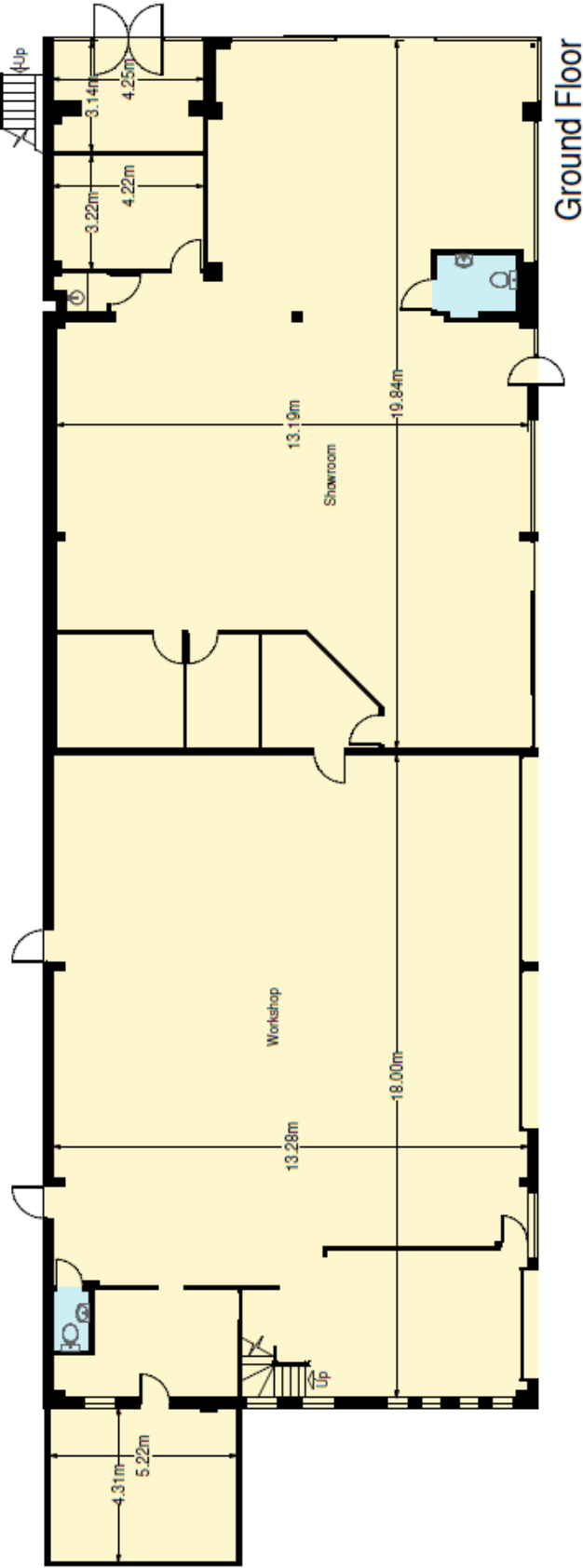
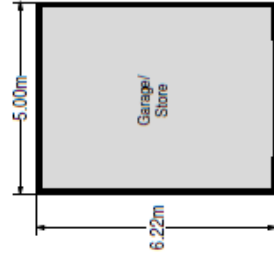
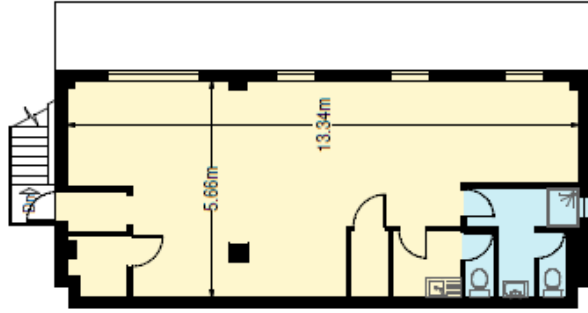
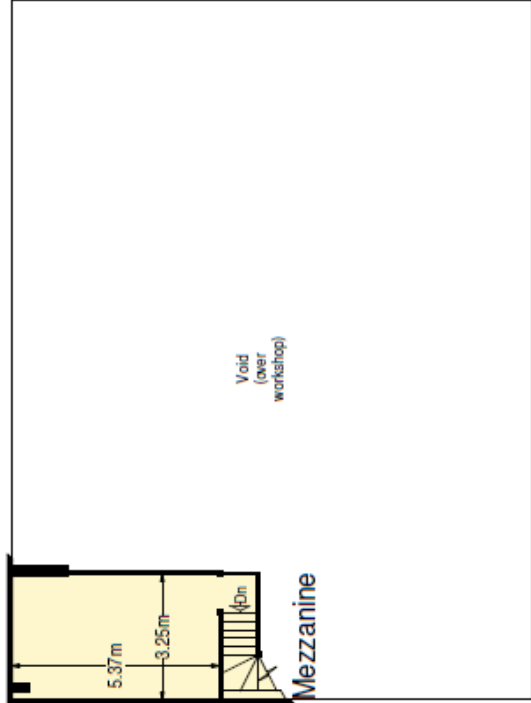


Ed Ponting
0118 921 1507
edponting@haslams.co.uk



Tom Holwell
0118 921 1533
tomholwell@haslams.co.uk





Former Mazda Motorlux, Ampere Road, Newbury, RG14 2AE



created on **edozo**

Plotted Scale - 1:1,250