



UNIT 6 THE GALLOWAY CENTRE

Express Way Newbury Berkshire RG14 5TL

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	3,855 SQ FT (358 SQ M)

KEY POINTS

- > Min. 6.5m eaves height
- > Manual roller shutter door
- > Two storey offices to front of property
- > 7 allocated parking spaces

Location

The premises are situated within the main Hambridge Lane Industrial Area which lies to the east of Newbury town centre, just off the A4 which connects to the A34 Newbury by-pass, and on to J13 of the M4. Newbury mainline railway stations are a short distance away.

what3words ///orders.late.wing

Description

The property comprises an end of terrace industrial / warehouse with two-storey offices at the front, providing open plan and cellular space created by way of demountable partitioning. The property is accessed via a roller shutter door serving the warehouse and a separate personnel door serving the offices.

Specification

Warehouse

- Manual roller shutter loading door
- 6.5m min. eaves height
- Rooflights
- Mezzanine storage area
- Breakout area
- WCs

Offices

- Carpet tiled flooring
- Electric heating
- Air conditioning (in-part)
- Suspended ceilings
- Externally there are 7 allocated parking spaces

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Description	sq ft	sq m
Industrial / Warehouse	2,380	221.13
Undercroft store / office	338	31.37
Ground Floor Amenities / WC	400	37.13
First Floor Office	737	68.50
Total	3,855	358.13

Lease Summary

The property is let to In Line Valve Company Limited on an effective full repairing and insuring lease for a term of 5-years expiring 31st March 2029, excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954, at a rent of £30,000 per annum (only £7.78 psf).

Terms

The Freehold interest is offered for sale with the benefit of the existing lease and rental income at a price of £520,000.

Legal Costs / VAT

Each party to bear their own legal and professional costs.

The property has been elected for VAT.

The vendor intends treating this transaction as a Transfer of a Going Concern (TOGC).

Business Rates

Rateable Value: £34,250

Energy Performance Asset Rating

EPC Rating: B:36

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.



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