

**Chartered Surveyors &
Commercial Property Consultants**

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TO LET
on flexible terms

RETAIL WAREHOUSE AND STORE

6,469ft² (601m²)



**PELICAN LANE
NEWBURY
BERKSHIRE
RG14 1NX**

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

LOCATION	The property is situated in Pelican Lane, Newbury, close to the historic Clock Tower and a short distance from Newbury Parkway retail development and Waitrose.
DESCRIPTION	<p>The property comprises warehouse/storage building with parking to the side and rear.</p> <p>Internally the space is mainly open plan with additional semi basement storage which is separately accessed.</p>
AMENITIES	<ul style="list-style-type: none">• Lighting• Male and Female WC facilities• Self-contained• Flexible lease available
ACCOMMODATION	<p>Ground Floor 6,469 sq ft (601 sq m) Lower Ground 1,953 sq ft (184.3sq m)</p> <p>This area has been measured on a Gross Internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).</p>
TENURE	The property is available to let on a new lease for a term to be agreed. The lease to be drawn on internal repairing and insuring provisions.
RENT	Rental offers in the region of £5.00 psf per annum exclusive are sought.
BUSINESS RATES	<p>Rateable Value: £15,000</p> <p>We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.</p>
VAT	Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with this transaction.
VIEWINGS	Strictly by appointment through the joint agents:



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