



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

TO LET

**UNIT D3, HAMBRIDGE ROAD, NEWBURY
WEST BERKSHIRE, RG14 5SA**

1,583 SQ FT (147.06 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on the popular Raceview Business Centre estate just off Hambridge Road, Newbury. Nearby occupiers include May Flooring, Highnett Controls and Papa Johns Pizzas

DESCRIPTION

The property comprises a steel portal frame building with profile clad elevations and roof. Internally the space has ground floor storage, kitchen, office and WC facilities with first floor offices above.

In the main the offices are carpeted, benefit from LG3 lighting, air conditioning and natural light.

The storage area has an eaves height of 4.2m with the unit also benefiting from three phase power. Externally there is parking for 2 cars plus loading area.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	87.575	943
First Floor	59.49	640
Total	147.06	1,583

RATING ASSESSMENT

Rateable Value £15,250 Rates Payable £6,557.50 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £489.47 plus VAT per year.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 90.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £15,000 per annum exclusive. VAT is not applicable.

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LEGAL COSTS

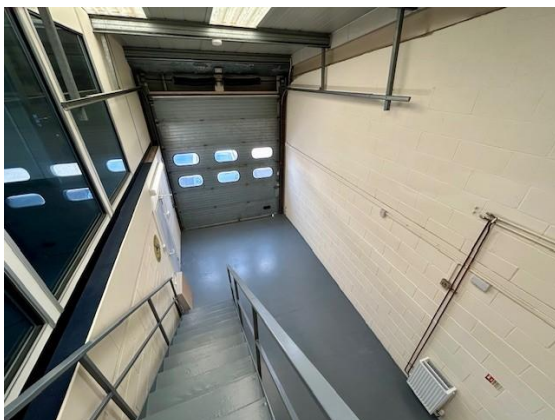
Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

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April 2026



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