



Chartered Surveyors &
Commercial Property Consultants

STORAGE UNIT

TO LET

**UNIT 6, KENNET ENTERPRISE CENTRE
CHARNHAM LANE, HUNGERFORD
WEST BERKSHIRE, RG17 0EY**

390 SQ FT (36.23 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 Charnham Lane, Hungerford. Access is via the A4 (Bath Road). Nearby occupiers include Screwfix, Richard Greenly Photography and Travis Perkins.

DESCRIPTION

The property comprises a single storey block-built building with pitched profile clad cement roof.

The property is situated in a courtyard of a similar units with the front including double doors for loading and single window to the WC.

Internally, the property is split to provide two rooms with a corridor leading to single WC. The walls could be removed to create one open plan space which would also make the double doors more usable.

In general, the property includes single phase power, suspended ceiling with LED lighting and an eaves' height of 2.5m. Parking is to the front of the property.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	36.23	390

RATING ASSESSMENT

Rateable Value £4,200

Rates Payable £2,095.80 (2025/26)

For those that qualify under small business rates relief, no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £4,875 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING
May 2025

For further information please contact our sole agents.

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