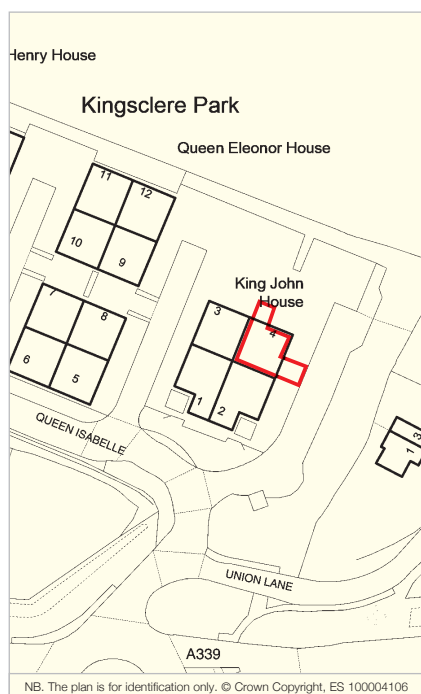


Newbury

4 King John House Kingsclere Park Kingsclere Berkshire RG20 4SW

- **Freehold Industrial Investment**
- Located on the Kingsclere Business Park
- Established industrial estate
- Comprises 223.2 sq m (2,403 sq ft)
- Break notice served. Tenant vacating 30th August 2018
- Current Rent Reserved
£15,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Newbury, with a resident population in excess of 32,000, is an attractive Berkshire market town located some 14 miles west of Reading and 50 miles west of London. The town is served by the A339 and A34, which provide access to the M4 Motorway (Junction 13) some three miles to the north.

The property is situated on the established Kingsclere Business Park, just off the A339, which is home to OCME UK and The Woodhouse Partnership, amongst others.

Kingsclere Park is situated in the village of Kingsclere, midway between Newbury and Basingstoke. The area benefits from good road communications being situated between the M3 and M4.

The property is located close to the junction with Union Lane which leads to the A339.

Description

The property is arranged on ground and one upper floor to provide a ground floor warehouse unit together with integrated office and ancillary accommodation over ground and first floors. The property has a roller shutter door. Externally, the property benefits from parking for some 8 cars.

The property provides the following accommodation and dimensions:

Ground Floor	109.50 sq m	(1,179 sq ft)
First Floor	113.70 sq m	(1,224 sq ft)
Total	223.20 sq m	(2,403 sq ft)

Tenancy

The entire property is at present let to WANRAY EUROPE LTD for a term of 2 years from 31st August 2018 at a current rent of £15,500 per annum. The lease contains full repairing and insuring covenants. The lease contains a tenant's option to break on 30th August 2018 and the tenant has served notice to vacate.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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