

TO LET

Industrial unit and yard with high capacity solar PV

Aerial Business Park, Lambourn Woodlands, Hungerford, Berkshire RG17 7TJ



- 12,240 Sq. Ft industrial building
- Large external yard
- 5m eaves
- 100KVA/ 300KVA solar PV supply

To Let | Code 12291

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TO LET Industrial Unit with Ring Fenced Yard

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Location

Aerial Business Park is a well established and vibrant industrial estate blending traditional aviation-industrial heritage (airfield hangers, logistics, engineering yards) with newer business park developments offering open storage and bespoke warehouse facilities. It's strategically positioned in close proximity to the M4 and to access the local road network.

Neighbouring occupiers include H. E. Servcies (Plant Hire) Ltd.

Description

The building is located within a ring fenced, secure yard and benefits from the installation of roof top PV panels providing up to 100 KVA and in excess of 300 KVA via the building's own transformer.

The property comprises a single storey, steel portal framed purpose built industrial building with single skinned corrugated wall panels and roof. Internally the property is predominantly of open plan production space (10 metres to eaves) with ancillary staff welfare facilities (showers, wc, and frst aid facility), canteen and offices. The mezzaine floor provides further storage space although we have not tested the loading capapcity.

The building is accessed via two, double width roller shutters and a single pedestrian door.

Accomodation (GIA)

Unit	SQM	SQFT
Ground Floor	46	12,240
Total	43.39	12,240

Rates

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-yourbusiness-rates

Energy performance certificate

On request

Rent

£110,160 per annum exclusive.

Terms

A new full repairing and insuring lease is available, for a term of years to be agreed.

VAT

VAT is not applicable unless stated otherwise.

Utilities

The buildinging benefits from a mains electricity supply and supply form the roof top solar PV which

will be charged directly by the landlord from the submeter on a PPA agreement.

The property also has mains water and foul drain connections.

There is no mains gas supply but there is facility to use tank gas supply already fitted to the building.

Planning

We understand the property falls under use class B2 & B8 of the Town and Country Planning Order 1987 (as ammneded).

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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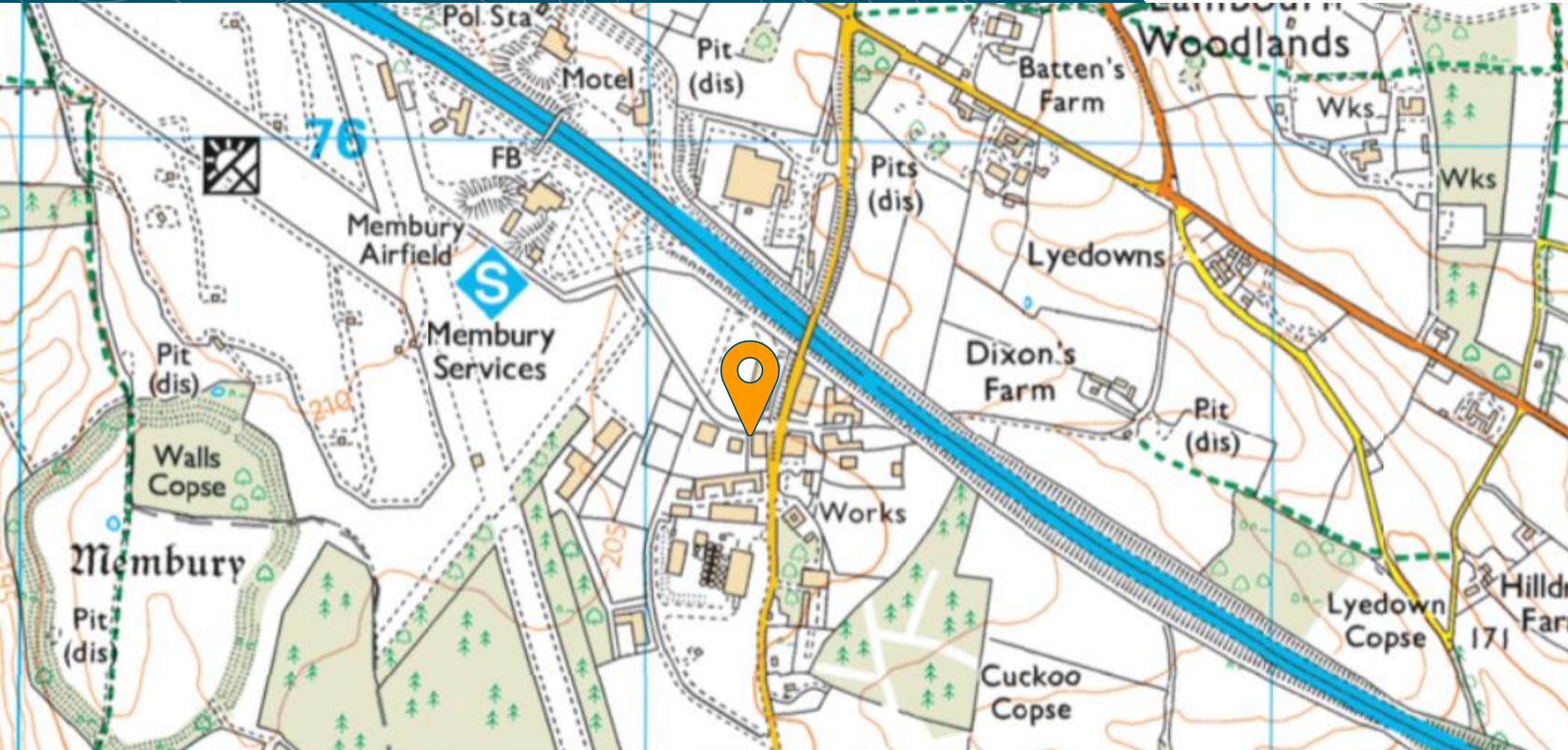
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