



Chartered Surveyors &
Commercial Property Consultants

STORAGE LAND

TO LET

**MEMBURY BUSINESS PARK, ERMIN STREET
HUNGERFORD, BERKSHIRE, RG17 7TJ**

0.42 ACRES (0.18 HECTARES)



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

www.quintons.co.uk

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 land is located on Membury Business Park, Membury. Access to the land is off the B4000 (Ermin Street). The M4 Junction 14 at Hungerford is approx 4 miles east but we understand access to the M4 is available from within Membury Services in both directions.

DESCRIPTION

A palisade fenced and gated site with planning for storage use located just off the M4 at Membury Business Park.

The surface is level and topped with road chippings with concrete in part.

ACCOMMODATION

	Hectares	Acres
Total	0.18	0.42

RATING ASSESSMENT

Rateable Value £22,500

Rates Payable £11,227.50 (2022/23)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of N/A.
and a score of N/A.

PROPOSAL

The yard is available on a new lease, the length of which is open to negotiation. The quoting rent is £25,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

December 2023

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