



Chartered Surveyors &  
Commercial Property Consultants

## **LIGHT INDUSTRIAL/WAREHOUSE UNIT INVESTMENT**

### **FOR SALE**

**UNIT 7, NEW MILLS INDUSTRIAL ESTATE  
POST OFFICE ROAD, INKPEN  
HUNGERFORD, WEST BERKSHIRE, RG17 9PU**

**3,681 SQ FT (341.96 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 in Inkpen which is accessed from the A4 at Kintbury or Hungerford. Follow signs for New Mills Industrial Estate and the property can be found in front of you as you enter the estate.

## **DESCRIPTION**

The property comprises a light industrial unit of steel portal frame construction with profile clad elevations and roof.

The property comprises ground floor warehouse and ancillary areas, first floor offices and first floor mezzanine floor.

The warehouse includes:

- \* Concrete floor
- \* Concertina door with separate pedestrian door, draft excluding cover to the door
- \* Mixture of strip and sodium lights.
- \* Kitchen
- \* Three phase power supply
- \* Office

The first-floor offices are accessed via stairs which lead to office and WC facilities. The WC's comprises two low level toilets and sink. The offices comprise mainly open plan space, carpet to the floors, painted walls and ceiling mounted lighting.

Within the warehouse there is a mezzanine floor, under which there is a working area which includes electric heaters and strip lighting.

Parking is available for nine cars around the building together with loading/unloading space.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	208.21	2,241
First Floor Offices	51.746	557
Mezzanine Floor	82.00	883
<b>Total</b>	<b>341.956</b>	<b>3,681</b>

## **RATING ASSESSMENT**

Rateable Value £25,250

Rates Payable £12,599.75 (2025/26)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 102.

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## **PROPOSAL**

The property is let to Natures Bakehouse Ltd on a lease dated 16th May 2019 for 10 years (expires 15th May 2029). The rent payable is £18,500 per annum exclusive.

We are instructed to offer the investment at a guide price of £225,000 (Two Hundred & Twenty Five Thousand Pounds). The owner of the property will own a share of the management company that owns the 9 units on site.

VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater  
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Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
July 2025

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