

LIGHT INDUSTRIAL UNIT / WAREHOUSE WITH OFFICE

2,839 SQ. FT. (263.75 SQ. M.)

FOR SALE



FRONT UNIT, 22 HAMBRIDGE ROAD, NEWBURY, WEST BERKSHIRE, RG14 5SE

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.

QUINTONS
01635 551441

Front Unit, 22 Hambridge Road, Newbury West Berkshire, RG14 5SE

- ◆ Opportunity to Purchase fully refurbished Modern Light Industrial / Warehouse Unit
- ◆ Includes new Office to the front
- ◆ Yard Space Surrounding the property
- ◆ Three Phase Power

Location

The property is situated on Hambridge Road, Newbury. Adjacent occupiers include Specialized cycle shop, Snug Kitchens and Banjo Cycles.

Description

The property comprises a fully refurbished light industrial / warehouse unit.

The property was taken back to steel frame and now includes: -

- * New cladding
- * New roof
- * New Electrics (three phase power)
- * New office & WC's (ladies, gents and disabled)
- * New block paviour yard which is fenced and gated
- * 2 New electric roller shutter doors
- * New LED lights
- * Electric car charger
- * New electric heating in the office
- * New Suspended ceiling

The property has a yard surrounding the property plus 4 parking spaces to the front.



Accommodation

	Sq. Ft.	Sq. M
Total	2,839	263.75

Tenure

Freehold

Energy Performance Certificate (EPC)

Prior to being fully refurbished the EPC has a rating of E and a score of 121

Proposal

Unconditional offers are invited for the property. Price £500,000 (Five Hundred Thousand Pounds)

VAT is not applicable.

Further information

For further information, please contact:

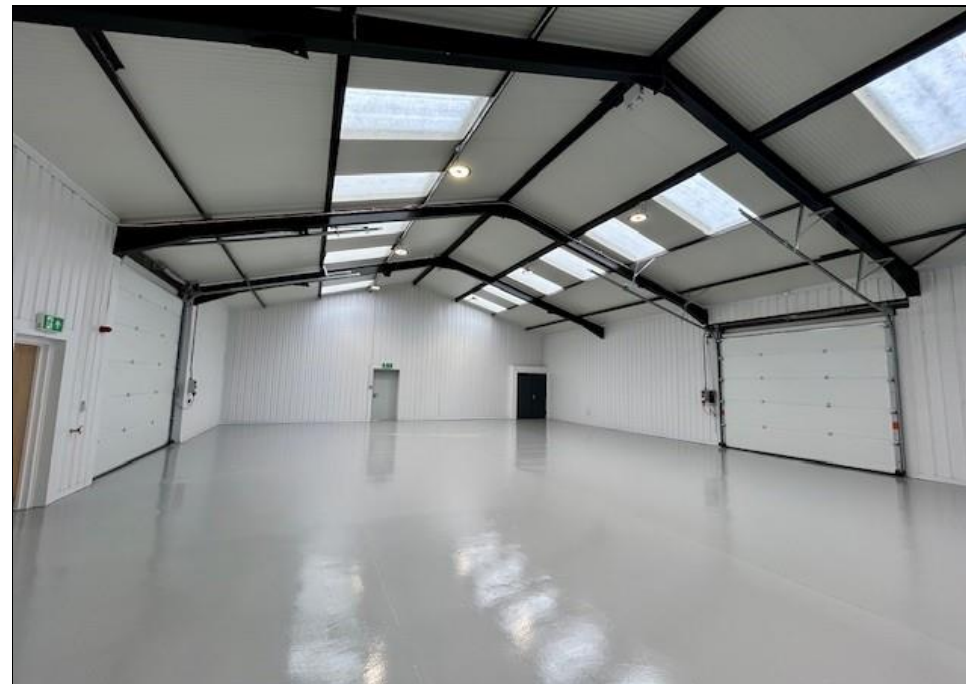
Mr Shane Prater

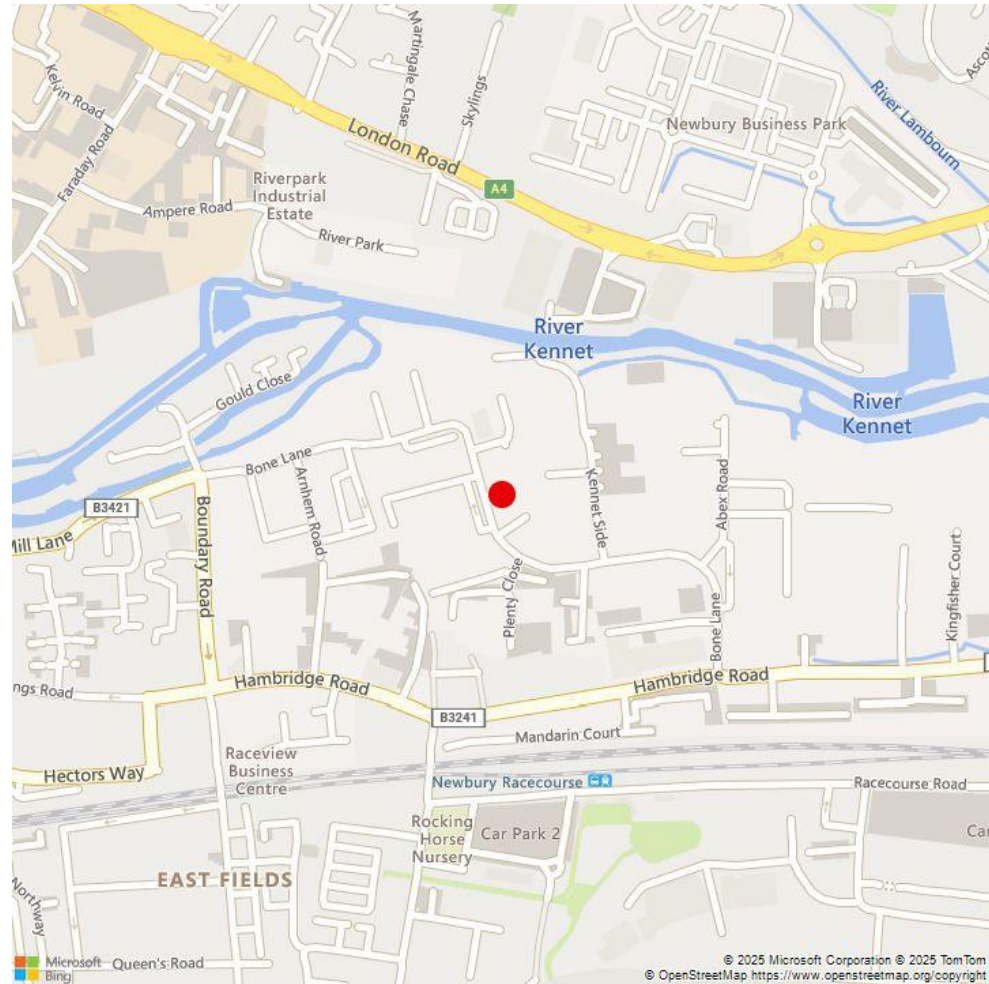
Quintons

Tel: 01635 551441

Email: shane@quintons.co.uk

July 2025





Important notice

1. No description or information given by Quintons whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Quintons has no authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent(s) or the seller(s) or lessor(s). These particulars do not constitute, nor constitute part of, an offer or contract. 2. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any buyer or lessee must satisfy himself by inspection or otherwise on these matters and as to the correctness of any other information. 4. The VAT position relating to the property is subject to change without prior notice. Particulars dated July 2025.

01635 551441

www.quintons.co.uk

38 London Road, Newbury RG14 1JX



