COMMERCIAL LAND

TO LET

MEMBURY AIRFIELD INDUSTRIAL ESTATE
LAMBOURN WOODLANDS, HUNGERFORD, RG17 7TJ

0.25 - 3.66 ACRES (0.10 - 1.49 HECTARES)

PLANNING EXISTS FOR OPEN STORAGE, TO INCLUDE CARS, PLANT ETC

THE LAND INCLUDES HARDCORE BASE, FENCING, GATES, POWER AND WATER
SITUATION

The property is accessed from the B4000 Ermin Street. Proceed along the road past the Membury services access road, take the second turning right towards the flying school. The property will be found on the right.

Junction 14 of The M4 is located 3 miles East. We understand access to the M4 West is available through Membury Services.

DESCRIPTION

Up to 3.66 acres of commercial land available as a whole or in parts.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Total</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.25 to 3.66</td>
<td>0.10 to 1.49</td>
</tr>
</tbody>
</table>

RATING ASSESSMENT

Rateable Value £tba
Rates Payable £tba

PROPOSAL

Rental offers are sought from £12,000 per annum for 0.25 acres. Rental for an acre are sought in the region of £35,000 per acre per year for this land. VAT is applicable.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

May 18
14,803.7 m²
[3.66 Acres]

3,054.8 m²
[0.75 Acres]

807.8 m²
[0.20 Acres]

1,130.7 m²
[0.28 Acres]