



TO LET



Units 8 & 9 Kennet Enterprise Centre

Charnham Lane, Hungerford RG17 0EY

Industrial/Workshop/Business Unit – 1,554 sq ft (144 sq m) approx

Location

Hungerford is situated just 3.5 miles to the South of Junction 14 of the M4 with Swindon less than 20 miles to the West and Reading being just over 25 miles to the East.

Charnham Lane forms part of Hungerford's main business district with a wide range of industrial and office occupiers including David Wilson Homes, Barratt, Toolstation, Screwfix and NFU Mutual.

The Premises are situated just 5 minutes from Hungerford Town Centre which offers a wide variety of retail shopping facilities. Newbury is just 10 miles to the East.

M4 J14



3.5 miles north

A4



100 yards south

Hungerford town centre

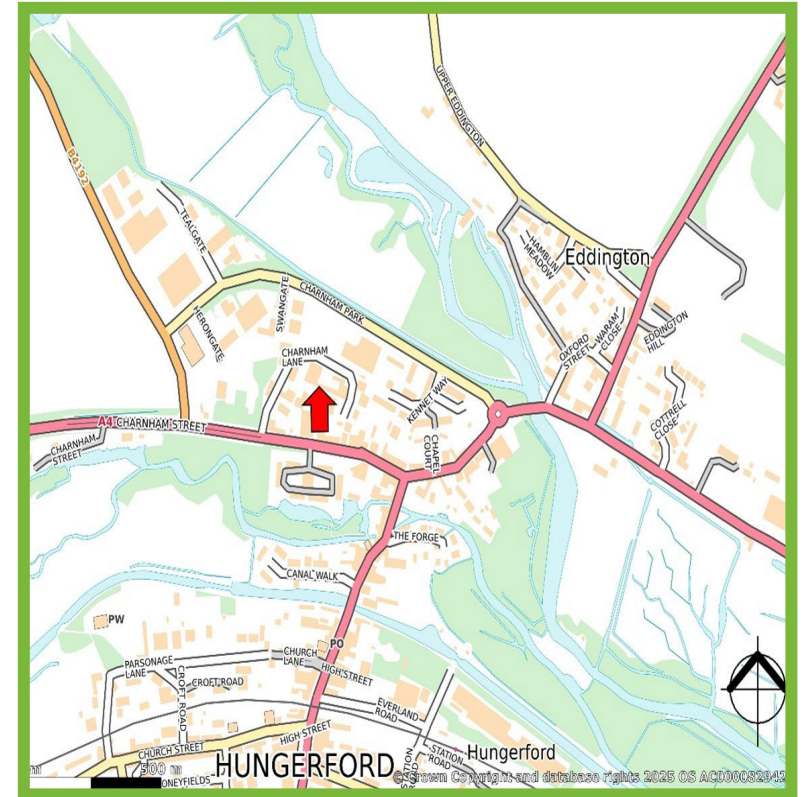


3/4 mile south

Newbury



10 miles east



Accommodation

Units 8 and 9 comprise a double unit situated in a prominent corner of Kennet Enterprise Centre. The premises are constructed of external brick and internal block cavity wall construction around a steel frame under a pitched roof.

The accommodation offers an internal eaves height of 3m rising to 3.85m at the midpoint. There are two loading doors measuring 1.55m wide by 2.15m high (electric) and 1.75m wide by 2.15m high (manual).

Internally there is a teapoint and a single wc facility. The accommodation is lit via hanging strip lighting.

Externally there is allocated parking for approximately 6 vehicles.

Services

We are advised that mains electricity, water and drainage are connected to the premises and confirm that we have not tested any of the service installations.

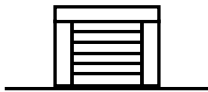
There is an intruder alarm and security bars & shutters have been fitted internally to the windows.

Any occupier must satisfy themselves independently as to the state and condition of such items.

The unit has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Area	Sq ft	Sq m
Unit 8	724	67
Unit 9	830	77
TOTAL	1,554	144

2 loading doors



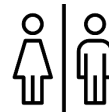
Open plan unit



Teapoint



WC facility



Car parking



Planning | Rates | EPC | Terms

Planning

We understand that the unit benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order.

Business Rates

The Valuation Office Agency website describes the property as “Workshop and Premises” and has a Rateable Value of £16,000 effective from 1 April 2026.

Interested parties should make their own enquiries to West Berkshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

A new EPC has been commissioned and will be available for inspection shortly.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The units are available together by way of a new full repairing and insuring lease direct from the Landlord at a rent of £19,500 per annum exclusive of any business rates, service charge, building insurance and VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants will be required to provide a Rental Deposit.

VAT

We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering/Client Identification

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
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AK Ref: JDG/DLN/101854 **Date:** March 2026 **Subject to Contract**



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

