

CIAM

Centurion Industrial Asset Management



INDUSTRIAL / WAREHOUSE PREMISES

TO LET

2,873 sq ft (266.9 m²)

Unit 5,
Bone Lane Industrial Estate
Newbury
RG14 5SH

Location

Situated in the Bone Lane Industrial Estate, Unit 5 fronts the main road offering a prominent location whilst the Estate benefits from excellent road access to the M4 motorway at J13 via the A339 and A34.

Description

The property comprises a mid-terrace unit of steel frame construction with brick elevations. Offices are incorporated at ground and first floor level to the front. Adjoining units may also be available.

Amenities

- Roller shutter door
- 3.5m clear internal eaves height
- WCs to ground and first floors
- Heating to offices
- 4 allocated parking spaces

Terms

The property is available to let for a term to be agreed on a full repairing and insuring basis.

Accommodation

	ft ²	m ²
Warehouse.....	1,831 sq ft	
Ground Floor Office.....	521 sq ft	
First Floor Office.....	521 sq ft	
Total	2,873 sq ft.....	266.9 m²

All measurements are on a gross internal basis in accordance with the RICS code of Measuring Practice (6th Edition)

Rent

£18,675 plus VAT per annum (£6.50 per sq ft).

Business Rates

The draft valuation list for 2010 shows the property having a rateable value of £15,500. We strongly recommend that interested parties make enquiries with West Berkshire District Council to ensure this information is correct.

Service Charge

A service charge is levied in respect of maintenance of common areas on the estate to include the access road, soft landscaping, estate lighting, drains and their maintenance etc. Further details on the service charge costs are available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Viewing is strictly by appointment with joint agents.

RICHARDSON
COMMERCIAL

01635 42631

RICHARDSON-COMMERCIAL.CO.UK

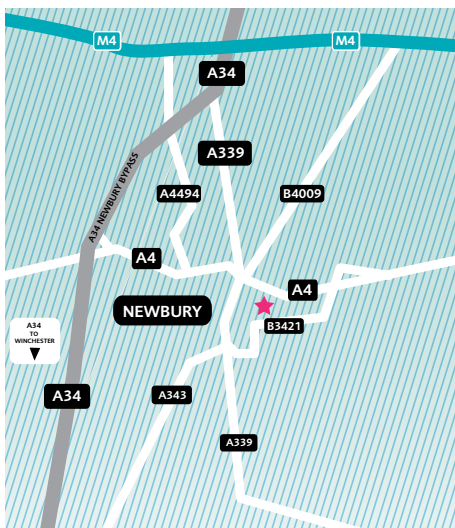
Paul Richardson

paul@richardson-commercial.co.uk

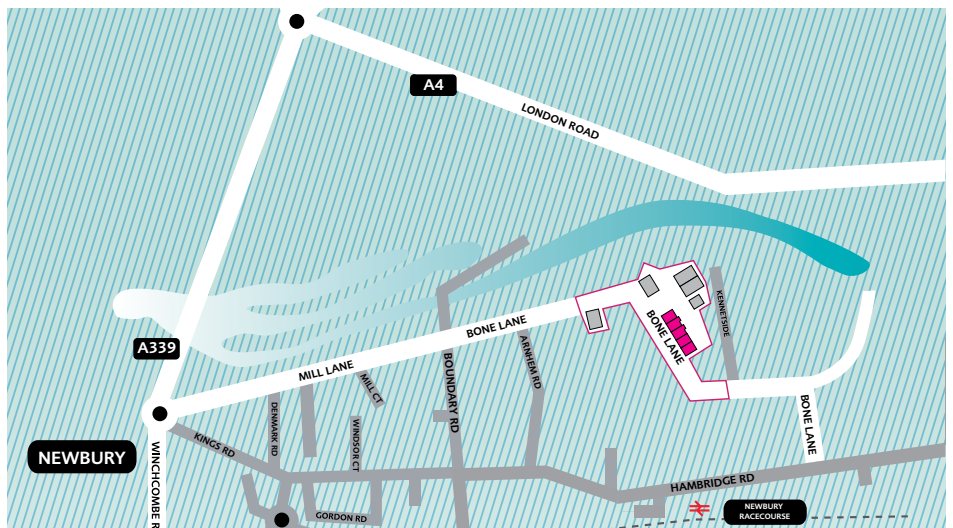


Jon Varney

jon@dealvarney.co.uk



Geographical area / SAT NAV: RG14 5SH



Street level detail

CIAM

Centurion Industrial Asset Management is a specialist division of Centurion Properties Limited. www.centurionprop.co.uk