

BIXBER PARK

Modern Industrial/Warehouse
and Trade Counter Units.
1,733 sq ft – 9,501 sq ft



TO LET New leases on a variety of units
available separately or combined
Ampere Road | Newbury | Berkshire | RG14 2DQ

RIVER PARK

The premises are located on Ampere Road, off Faraday Road, an established industrial location east of Newbury Town Centre. Access to Junction 13 of the M4 is excellent, just 4 miles to the north via the A339.

DESCRIPTION

Each unit is constructed around a steel portal frame clad with insulated profile steel sheeting.

Where two units are adjoining it is possible to combine them if required by removing all or part of the dividing wall.

Standard amenities in each unit include:

- 3 phase power
- Mains gas
- Minimum eaves 14ft 3ins
- Maximum eaves 20ft
- Up and over loading door (11ft high x 11ft wide)
- WC facilities
- On site parking



TERMS

The units are available to let on full repairing and insuring leases for a term to be agreed.

RENT

Please see the attached schedule.

SERVICE CHARGE

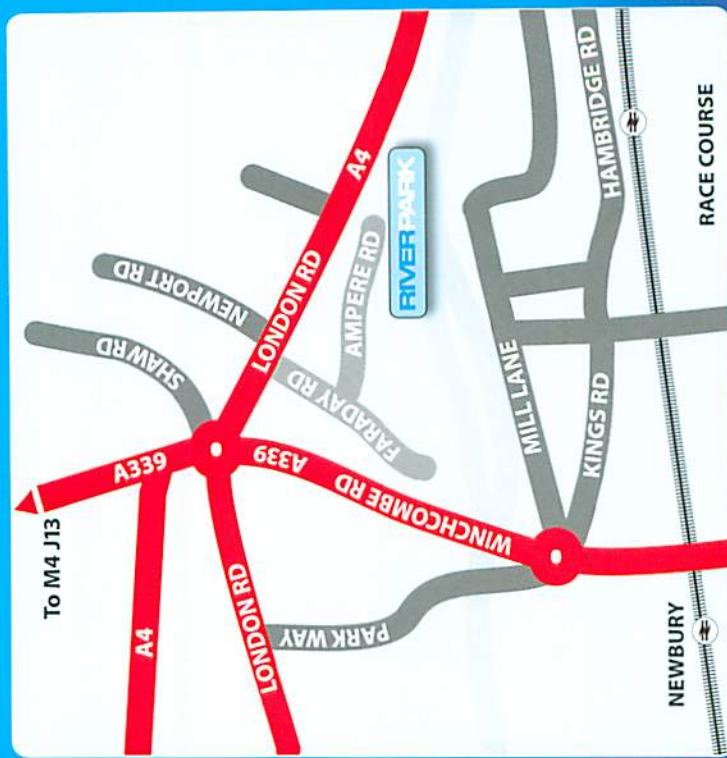
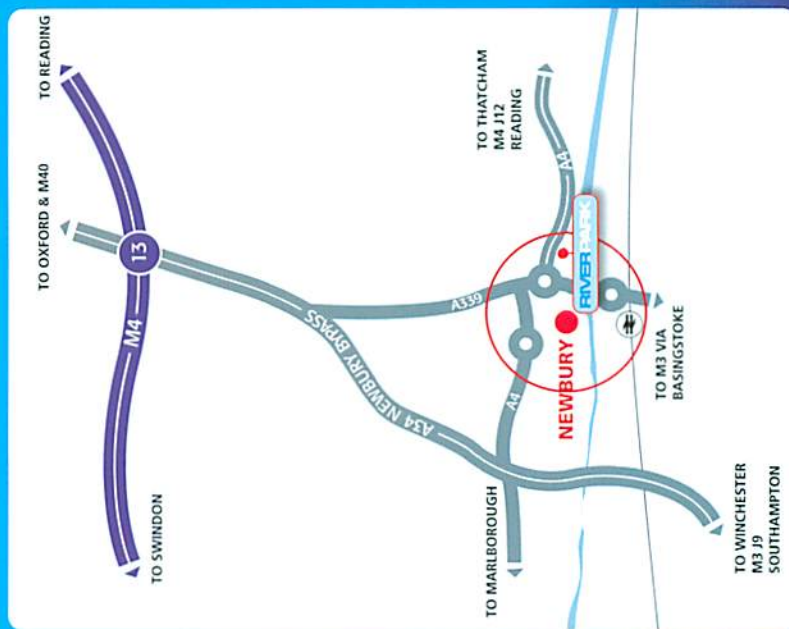
A service charge is levied in respect of maintenance of common areas on the estate equating to 70 pence per sq ft for 2010.

PLANNING

The properties have consent for light industrial and warehouse/distribution use. Other uses may be considered subject to planning.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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SITE PLAN



	Imperial	Metric
Unit 5	2,368 sq ft	220 sq m
Unit 7	2,360 sq ft	219 sq m
Unit 9	2,375 sq ft	220 sq m
Unit 10	2,375 sq ft	220 sq m
Unit 11	2,375 sq ft	220 sq m
Unit 12	2,375 sq ft	220 sq m
Unit 18	1,733 sq ft	161 sq m
Unit 19	1,733 sq ft	161 sq m

