

bonelanenewbury.co.uk

BONE LANE INDUSTRIAL ESTATE

Industrial/warehouse units with great access to motorway

Units from 2,776 sq ft (258 sq m) GIA

Bone Lane
Newbury
Berkshire
RG14 5SH

CIAM
Centurion Industrial Asset Management

WHY BONE LANE INDUSTRIAL ESTATE?

Bone Lane Industrial Estate is a prominent, well-maintained estate located within the main commercial area of Newbury - a recognised commercial centre boasting excellent communications. The estate benefits from excellent access to the M4 motorway (at Junction 13) via the A339 and A34. Comprising 11 units totalling 56,845 sq ft (5,282 sq m), Bone Lane Industrial Estate provides occupiers with quality accommodation that is suitable for a number of planning uses.



Features

- Suitable for B1, B2 and B8 planning uses
- Steel portal frame construction
- Two-storey offices with heating*
- WC facilities to ground and first floors*
- 3.5m minimum eaves height*
- Level access roller shutter loading doors
- Secure yards*
- Mains gas and 3 phase power
- On-site car parking
- Well-maintained industrial estate

*Does not apply to all units, contact agents for individual unit details

CIAM

Centurion Industrial Asset Management

CIAM is an established Industrial Asset Management company, working on behalf of the Scottish Widows Investment Partnership.

CIAM has an extremely proactive and personable way of working, ensuring that all occupiers receive the highest level of attention and service.

As part of CIAM's ongoing commitment to occupiers, CIAM regularly arrange one-to-one meetings with tenants to discuss property and business needs.

centurionprop.co.uk

Terms

Legal costs – Each party to be responsible for its independent legal costs.

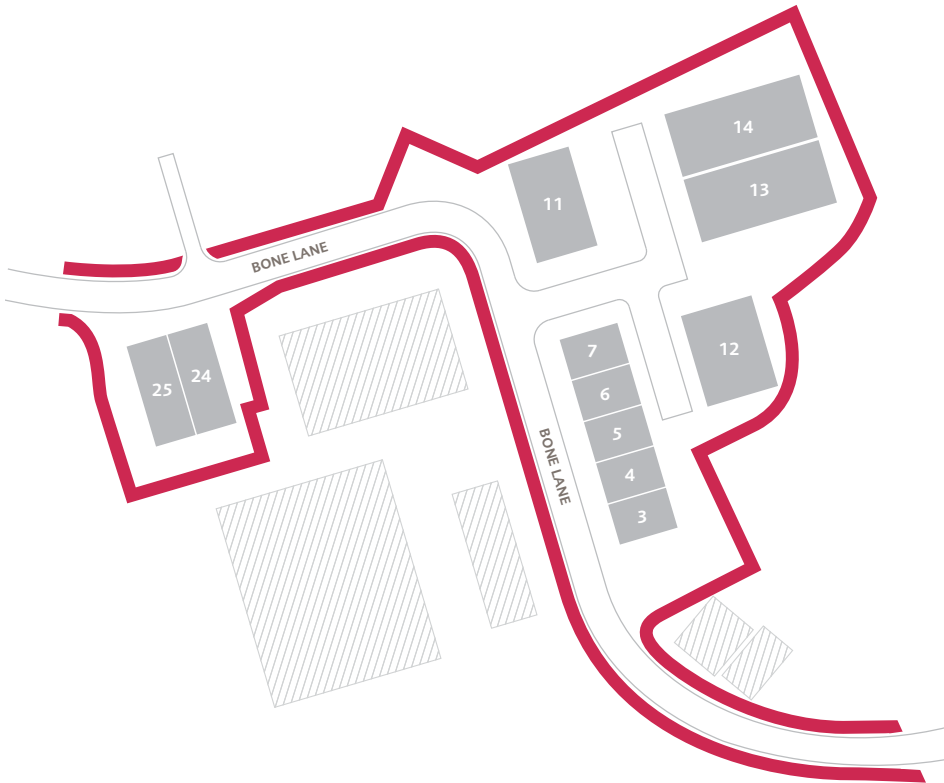
Tenure – New FRI lease for a term to be agreed.

Rent – Flexible and highly competitive.

Service charge – Minimal estate charge, please ask agents for further information.

Rates – Minimum rates liability secured by CIAM.

Site plan



Schedule of areas

| | | |
|---------|-------------|------------|
| Unit 3 | 2,787 sq ft | (259 sq m) |
| Unit 4 | 2,776 sq ft | (258 sq m) |
| Unit 5 | 2,873 sq ft | (267 sq m) |
| Unit 6 | 2,900 sq ft | (269 sq m) |
| Unit 7 | 2,924 sq ft | (272 sq m) |
| Unit 11 | 7,077 sq ft | (658 sq m) |
| Unit 12 | 5,792 sq ft | (538 sq m) |
| Unit 13 | 9,535 sq ft | (886 sq m) |
| Unit 14 | 9,535 sq ft | (886 sq m) |
| Unit 24 | 4,679 sq ft | (435 sq m) |
| Unit 25 | 5,967 sq ft | (554 sq m) |

All measurements are based on gross internal areas.



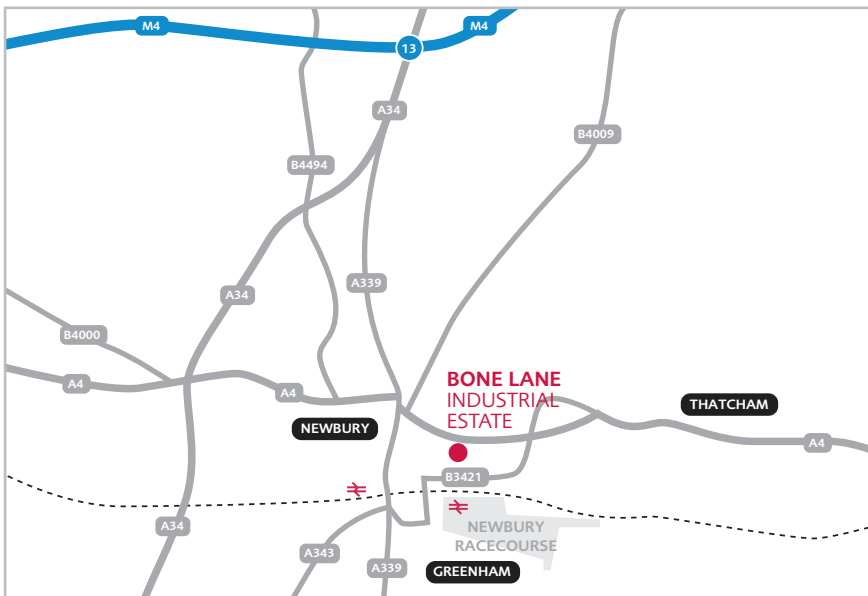
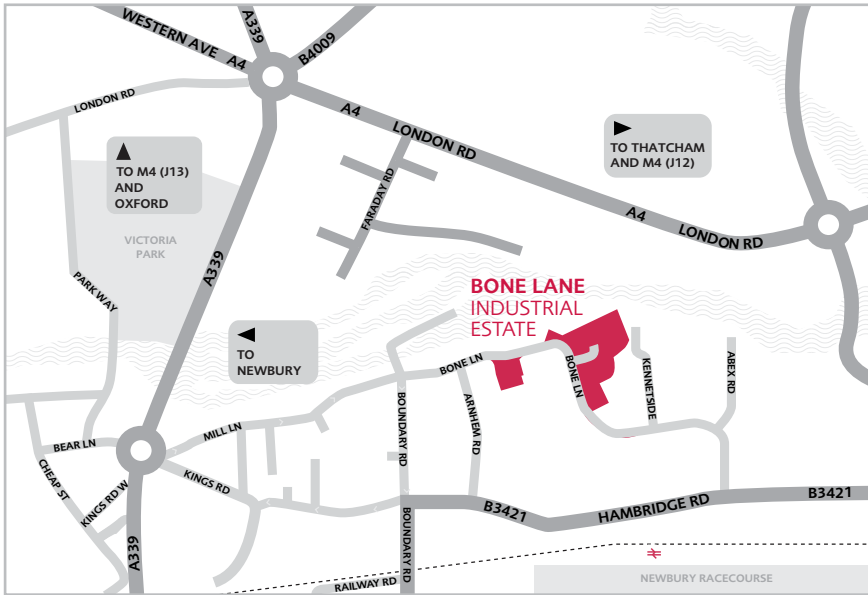
Local occupiers include:

- West Berks DC
- Consort Refrigeration
- Stryker
- Vodafone

Please contact the agents for a list of available units and current on-site occupiers. Alternatively, visit bonelanenewbury.co.uk for more information.



HOW TO FIND US



SAT NAV REF: RG14 5SH

Connections

- Great access to Junction 13 of the M4 via the A34 Newbury Bypass
- Walking distance to Newbury Racecourse Railway Station
- Local towns include Reading, Basingstoke, Swindon and Oxford

Distances

| | |
|---------------------|------------|
| Newbury Town Centre | 0.8 miles |
| M4 (Junction 13) | 4.0 miles |
| Basingstoke | 17.4 miles |
| Reading | 21.5 miles |
| Swindon | 29.7 miles |
| Oxford | 30.2 miles |
| London | 62.6 miles |

For further information and floor plans please see bonelanenewbury.co.uk
Alternatively, to arrange a property viewing please contact the agents below.
Viewings are strictly by appointment only.



Jon Varney
jon@dealvarney.co.uk



Paul Richardson
paul@richardson-commercial.co.uk

Asset Management:



Active Industrial Portfolio

AVAILABILITY SCHEDULE – JUNE 2011

UNIT 5

| | |
|----------------------|--------------------|
| Warehouse: | 1,831 sq ft |
| Ground floor office: | 521 sq ft |
| First floor office: | <u>521 sq ft</u> |
| | 2,873 sq ft |

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

| | |
|-------------------------------|-------------------|
| Rates: Rateable Value: | £15,000 |
| Rates Payable: | £ 6,390 (2011/12) |

UNIT 13*

| | |
|----------------------|--------------------|
| Warehouse: | 6,789 sq ft |
| Ground floor office: | 1,373 sq ft |
| First floor office: | <u>1,373 sq ft</u> |
| | 9,535 sq ft |

Rent: £52,442 per annum, plus VAT (£5.50 per sq ft)

UNIT 14*

| | |
|----------------------|--------------------|
| Warehouse: | 6,707 sq ft |
| Ground floor office: | 1,414 sq ft |
| First floor office: | <u>1,414 sq ft</u> |
| | 9,535 sq ft |

Rent: £52,442 per annum, plus VAT (£5.50 per sq ft)

* RATES

Units 13 & 14 are presently assessed as one unit.

| | |
|---------------------------------|-------------------|
| Rateable Value: | £81,000 |
| Rates Payable: | £35,073 (2011/12) |
| This equates to £1.85 per sq ft | |