

hambridgelanewbury.co.uk

HAMBRIDGE LANE INDUSTRIAL ESTATE

Newly refurbished workshop/warehouse units

Units from 6,279 sq ft (583 sq m) GIA

Hambridge Lane
Newbury
Berkshire
RG14 5TU

CIAM

Centurion Industrial Asset Management

WHY HAMBRIDGE LANE INDUSTRIAL ESTATE?

Hambridge Lane Industrial Estate is one of the principal industrial estates in Newbury. The estate benefits from excellent road communications, with Junction 13 of the M4 only four miles away. The site comprises two terraces of four units, totalling 65,924 sq ft (6,125 sq m) and boasts newly refurbished units with a mixture of office and workshop/warehouse space. Hambridge Lane provides occupiers with a great opportunity to establish their business within this growing commercial area.



Features

- 6m minimum eaves height
- Two roller shutter doors - one motorised*
- Painted concrete floor
- New translucent roof panels
- Fluorescent lighting
- Two overhead gas blower heaters to warehouse*
- Mains gas and 3 phase power
- Air conditioned offices*
- Double glazed uPVC windows
- Well-fitted kitchen area*
- Large yard in front of each unit

*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.

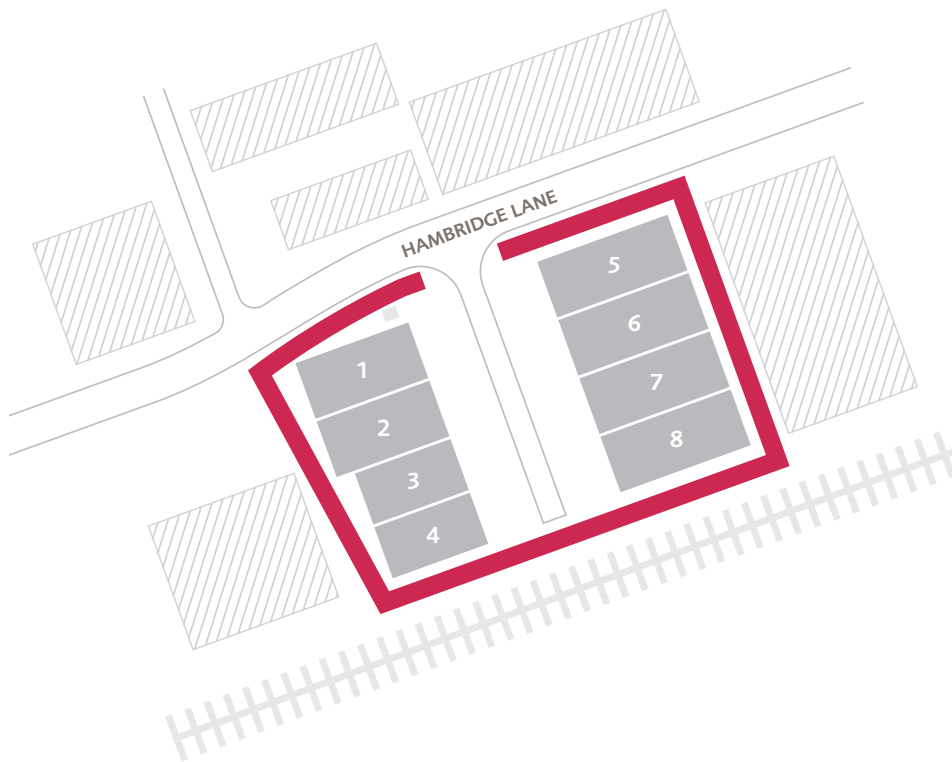
Tenure – New FRI lease for a term to be agreed.

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 1 | 7,466 sq ft | (694 sq m) |
| Unit 2 | 8,189 sq ft | (761 sq m) |
| Unit 3 | 6,345 sq ft | (589 sq m) |
| Unit 4 | 6,279 sq ft | (583 sq m) |
| Unit 5 | 9,327 sq ft | (867 sq m) |
| Unit 6 | 8,990 sq ft | (835 sq m) |
| Unit 7 | 9,182 sq ft | (853 sq m) |
| Unit 8 | 10,146 sq ft | (943 sq m) |

All measurements are based on gross internal areas.



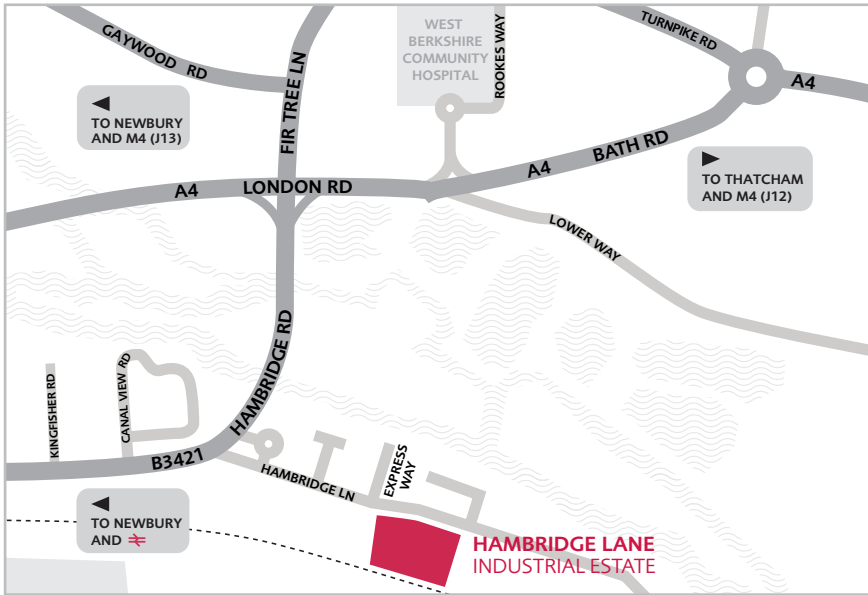
Local occupiers include:

- Stryker
- Vodafone
- Howdens
- Jewsons

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

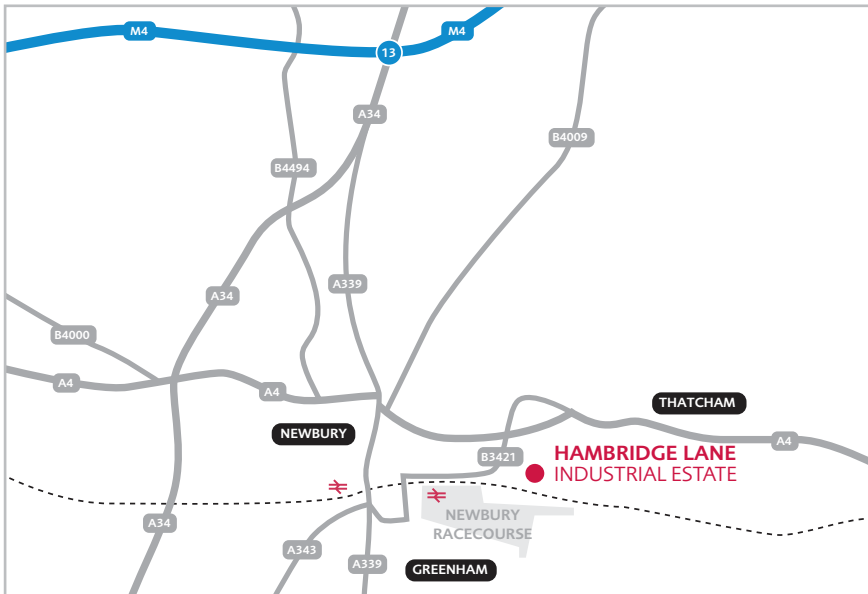


HOW TO FIND US



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 | 1.5 miles |
| M4 (Junction 13) | 4.0 miles |
| Reading | 16.6 miles |
| Basingstoke | 18.2 miles |
| Oxford | 28.6 miles |
| Swindon | 29.7 miles |
| London | 61.7 miles |

SAT NAV REF: RG14 5TU

For further information and floor plans please see hambridgelanenewbury.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 8

| | |
|----------------------|---------------------|
| Warehouse: | 7,788 sq ft |
| Ground floor office: | 837 sq ft |
| First floor office: | <u>1,521 sq ft</u> |
| | 10,146 sq ft |

Rent: £66,150 per annum, plus VAT (£6.50 per sq ft)

| | |
|-------------------------------|-------------------|
| Rates: Rateable Value: | £57,000 |
| Rates Payable: | £24,681 (2011/12) |

Service Charge: 26p + VAT per sq ft 2011/12