

TO LET



PRELIMINARY PARTICULARS

**GRADE A WAREHOUSE WITH ANCILLARY OFFICES
WITH UP TO 10M EAVES**

36,600 SQ FT



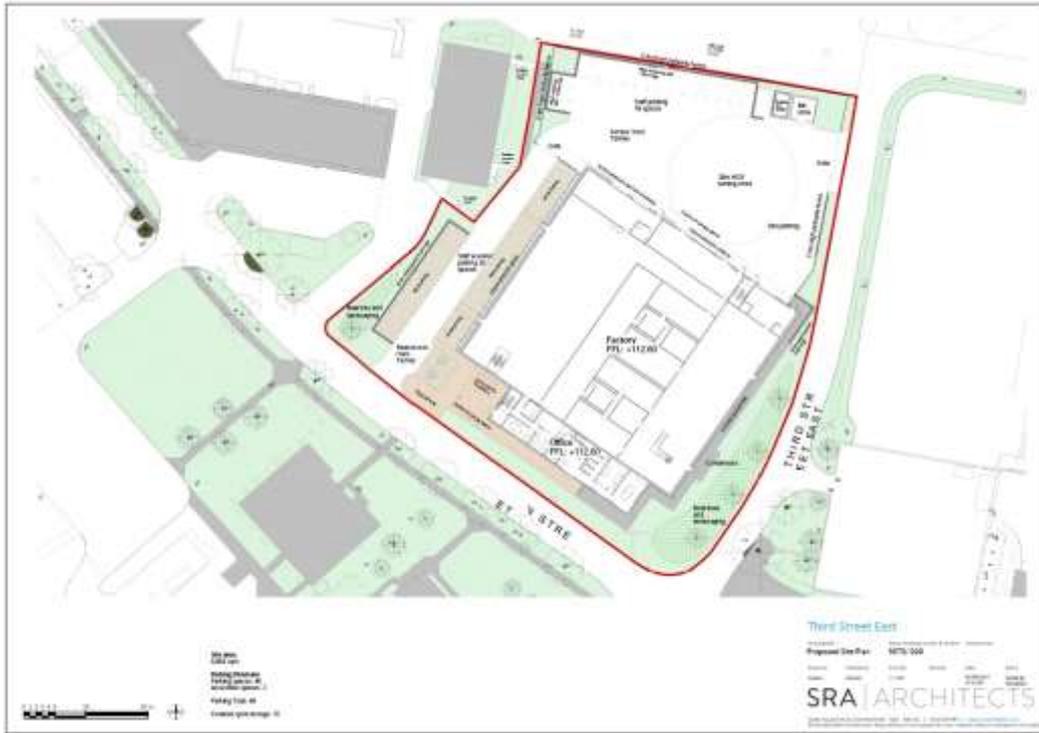
Artist Impression

**GREENHAM BUSINESS PARK
NEWBURY
RG19 6HW**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

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Deal Varney (Newbury) Ltd Reg No. 5908510.



LOCATION

Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north.

The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

DESCRIPTION

Detailed plans have been prepared for a building which will provide approximately 36,600 sq ft of high quality Grade A warehouse/workshop accommodation with ancillary offices. The plans are capable of being adapted and this represents an extremely rare opportunity for the occupying tenant to have a building constructed to their precise requirement.

The property is to be constructed on an extremely prominent site in the centre of the Business Park. It is totally self-contained and will provide a high profile property with a secure yard and good onsite car parking.

ACCOMMODATION

As an illustration of what could be constructed on site the plans suggest the following breakdown of space.

Warehouse:	31,000 sq ft
2 storey office:	<u>5,600 sq ft</u>
Total:	36,600 sq ft

PROPOSED SPECIFICATION

- Minimum eaves of up to 10m
- Warehouse floor loading of 50kn/msq
- 3 phase power supply providing 600 kva
- Motorised roller shutter doors
- High quality office fit out to include LED lighting, raised floors, gas central heating
- Secure yard
- Attractive landscaped grounds on prominent site
- BREEAM Rating – Good/Very Good

TERMS

The property would be let on a full repairing and insuring lease for a minimum term of 15 years with 5 yearly upward only rent reviews.

RENT

Upon application – rent will be dependent on the final specification required by the tenant.

FURTHER INFORMATION / VIEWING

For further information or an inspection of the site please contact joint sole agents;

DEAL VARNEY
(01635) 550211

Or

RICHARDSON COMMERCIAL
(01635) 282566