



UNIT 3

Newbury Trade Park

Recently refurbished
WAREHOUSE TO LET

Hambridge Road, Newbury, Berkshire RG14 5PF

5,191 sq ft

482.26 sq m

- Electric loading door
- 3 phase power
- 6m clear eaves height
- First floor office
- 12 parking spaces

LOCATION

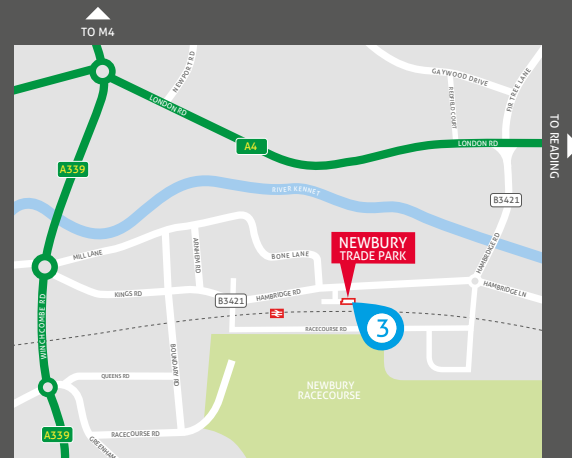
Newbury Trade Centre is the premier trade counter development in Newbury which fronts onto Hambridge Road and is a main arterial route leading into the town centre and links the A339 with A4 London Road. Newbury is located within close proximity to M4 (junction 13), approximately 53 miles west of London and 25 miles south of Oxford. The estate is within easy walking distance of the train station with an approximate onward journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

SPECIFICATION

The unit has been recently refurbished to a high standard throughout providing modern warehousing with a trade reception area, WCs and first floor offices. The unit is of steel portal frame construction with profile metal clad elevations beneath a pitched profiled metal clad roof. The unit benefits from 12 parking spaces.

ACCOMMODATION

	sq ft	sq m
Warehouse	4,627	429.9
Office	564	52.36
TOTAL	5,191	482.26



ROADSIDE PROMINENCE • ESTABLISHED LOCATION



LEGAL COSTS

All parties are responsible for their own legal costs

EPC

This property has been graded as 63(C).

RENT

Available on Request

BUSINESS RATES

Rates Payable (2019/2020):
£10,996 per annum

VIEWING & FURTHER INFORMATION



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