

# WEAVERS YARD, MARKET STREET, NEWBURY - GYM/FITNESS STUDIO

**TO LET**

**EXCITING OPPORTUNITY TO LEASE  
PREMISES FOR A TOWN CENTRE GYM IN  
THE PRESTIGIOUS NEW MARKET STREET  
DEVELOPMENT BEING CREATED BY  
GRAINGER PLC**

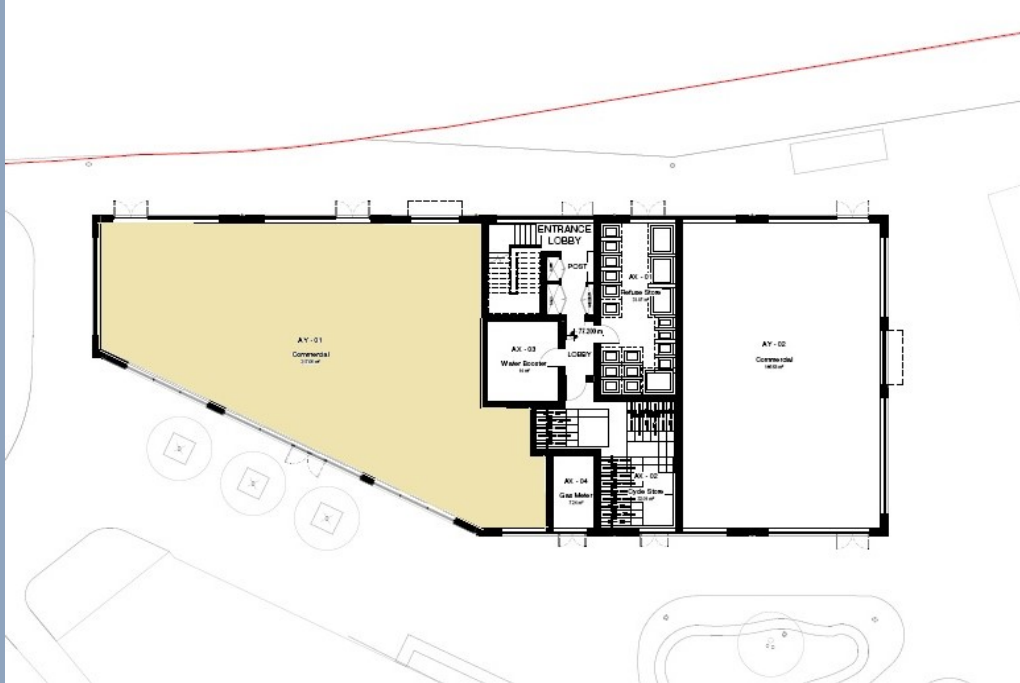
**2,166 SQ FT**



Weavers Yard is a mixed use scheme which will provide 232 residential units in the centre of Newbury on a 2.2 hectare site. This prestigious new development will not only provide new residential accommodation, but it will include almost 9,000 sq ft of commercial space with 9 ground floor units.

Unit 1, Block A is offered to let for use as a gym/fitness studio. It provides a gross internal area of 2,166 sq ft and is situated in a prime location at the main entrance to the site which fronts onto Market Street. This location will be the main pedestrian gateway linking the town centre with Newbury Railway Station and it will enjoy high levels of footfall. Public parking is also available directly opposite Weavers Yard in the Kennet Centre multi storey car park.

Unit 1 is offered to let on a new lease for a term to be agreed. The tenant will need to fit out the property which is offered as a shell so that the occupier can finish the interior to their own specification.



**Rent:** £54,000 plus VAT, per annum, exclusive

**Rates:** To be assessed.

**Service Charge:** There will be a service charge levied in respect of maintenance of common areas on the Estate but full details have yet to be assessed.

**Viewing:** Strictly by prior appointment with sole agents Deal Varney, 01635 550211



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