



UNIT 11

Newbury Trade Park

Hambridge Road
Newbury, Berkshire RG14 5PF

2,605 sq ft

242.02 sq m



Trade counter / warehouse unit

ROADSIDE PROMINENCE • ESTABLISHED TRADE LOCATION

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

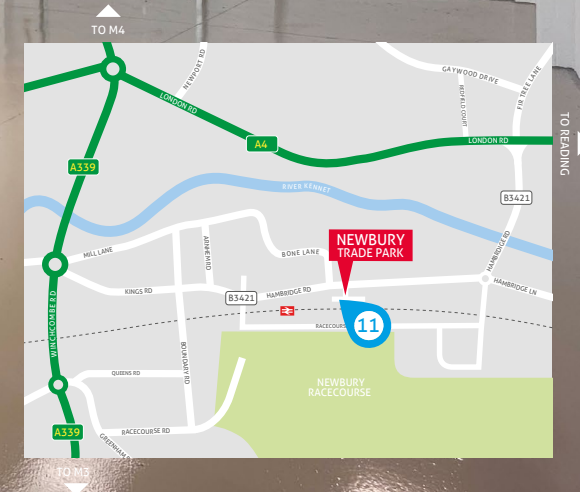
The unit is to be refurbished to a high standard throughout providing modern warehousing with a trade reception area, WCs and first floor offices. The unit is of steel portal frame construction with profile metal clad elevations beneath a pitched profiled metal clad roof. The unit benefits from 8 parking spaces.

ACCOMMODATION

| | sq ft | sq m |
|--------------|-------|--------|
| Ground floor | 2,287 | 212.46 |
| First floor | 318 | 29.56 |
| TOTAL | 2,605 | 242.02 |

Measured on GIA

- 1 loading door
- 3 phase power
- 6m clear eaves height
- First floor office
- Dedicated ground floor trade counter area
- 8 parking spaces



UNIT 11, NEWBURY TRADE PARK, HAMBRIDGE ROAD, NEWBURY RG14

LEGAL COSTS

All parties are responsible for their own legal costs

EPC

This property has been graded as B

RENT

Available on request

BUSINESS RATES

Rates Payable (2023/2024):
£18,587 per annum

VIEWING & FURTHER INFORMATION



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