

UK, NEWBURY

# UNIT F

KENNETSIDE INDUSTRIAL ESTATE

COMPREHENSIVELY REFURBISHED  
INDUSTRIAL / WAREHOUSE UNIT

8,546 SQ FT (793.9 SQ M)

BONE LANE, NEWBURY, RG14 5PX

LOGICOR 

REFURBISHMENT  
COMPLETE



LOGICOR.EU



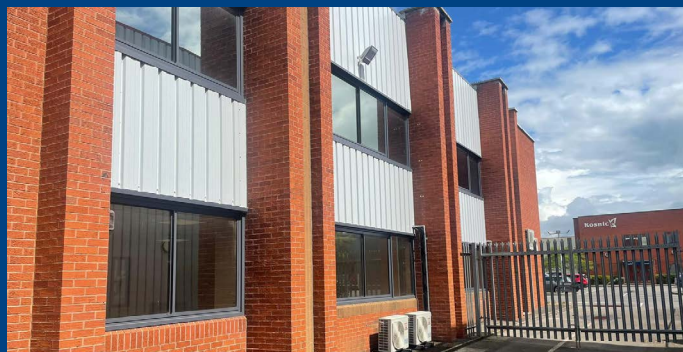
# UNIT F

## KENNETSIDE INDUSTRIAL ESTATE

The estate is an established warehouse / industrial location situated to the East of Newbury Town Centre.



Unit F is a self-contained free-standing workshop/warehouse property incorporating ground and first floor offices. The unit has a secure rear yard and 23 car spaces. This estate is set within a well established commercial location with high profile local occupiers including Screwfix, Travis Perkins and Tool Station. The site is half a mile from A339, which connects directly to J13 of M4, 4 miles to the north.





## COMPREHENSIVELY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT



### ACCOMMODATION

	SQ FT	SQ M
Warehouse	3,539	328.78
GF Office	2,404	223.33
FF Office	2,603	241.82
<b>Total</b>	<b>8,546</b>	<b>793.93</b>

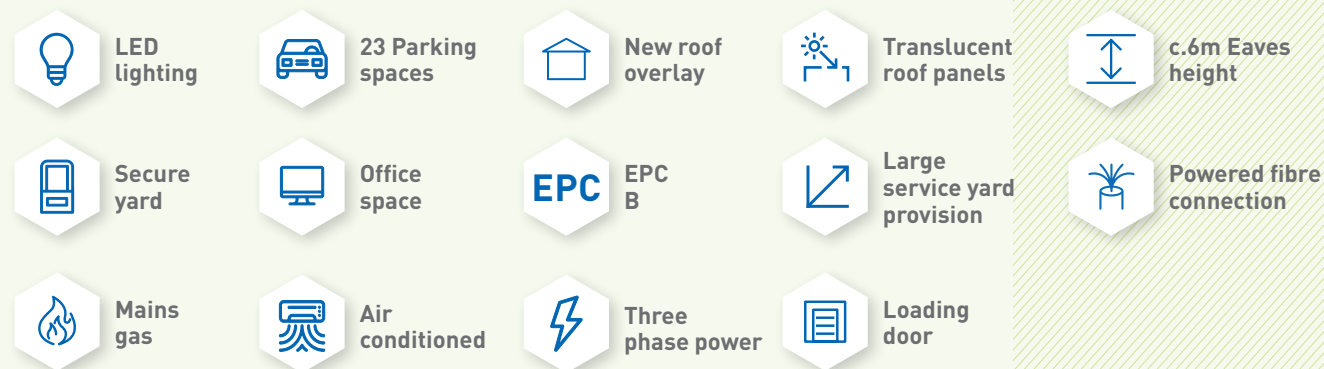
\*All areas shown in GIA

### AVAILABILITY AND TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.



### SPECIFICATION



### SERVICE CHARGE

Payable for upkeep of common parts.

### RENTAL

Available on request.

### VAT

To be levied.

### RATEABLE VALUE

XX

## STRATEGIC LOGISTICS LOCATION

Kennetside is located off Bone Lane which is in the heart of Newbury's most established industrial estate. It is situated approx. ½ mile to the east of Newbury Town Centre and can be accessed from the A339 which runs North South through the town or from the A4 which runs East West and connects with Thatcham 4 miles to the East.

**M4:** 5 MILES, 11 MINUTES  
**M3:** 18.7 MILES, 31 MINUTES  
**M40:** 44.2 MILES, 53 MINUTES  
**M25:** 44.3 MILES, 54 MINUTES



**N'BURY RACECOURSE:** 1 MILE, 5 MINUTES  
**NEWBURY:** 1.3 MILES, 6 MINUTES  
**THATCHAM:** 4.2 MILES, 13 MINUTES  
**KINTBURY:** 8.0 MILES, 16 MINUTES



**READING:** 20.7 MILES, 35 MINUTES  
**LONDON:** 61.3 MILES, 1 HOUR 34 MINUTES  
**BRISTOL:** 65.9 MILES, 1 HOUR 10 MINUTES  
**BIRMINGHAM:** 103.9 MILES, 1 HOUR 45 MINUTES



Please contact us for further details:



St. Lukes House, Oxford Square, Oxford Street, Newbury RG14 1JQ

Jon Varney  
 E jon@dealvarney.co.uk  
 T + 44 (0)1635 550 211



**LOGICOR UK**  
 Fourth Floor, 30 Broadwick Street,  
 London, W1F 8JB  
 ukenquiries@logikor.eu  
 Tel: (0)800 731 71 70  
[www.logikor.eu](http://www.logikor.eu)

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 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. June 2023.

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