



K Venture House

Bone Lane, Newbury, RG14 5SH

**Workshop/warehouse with
high quality offices.**

9,965 sq ft
(925.78 sq m)

- Car parking - 10 designated spaces
- 3 EV charging points
- Minimum eaves height 5m
- Motorised roller shutter door

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Summary

Available Size	9,965 sq ft
Rent	£99,650 per annum
Rates Payable	£34,304 per annum
Service Charge	£956.72 per annum Budget for 2023
EPC Rating	Upon Enquiry

Description

Unit K, Venture House, forms part of a terrace of similar buildings and provides high quality workshop/warehouse accommodation with ancillary ground and first floor offices.

It is offered in excellent condition and benefits from many recent upgrades to include a new fully insulated roof, air-conditioned offices on ground and first floors, bright and airy clear span workshop/warehouse space and a secure fenced yard to the rear.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	3,385	314.48	Available
Ground - Offices	1,711	158.96	Available
Ground - Production/storage	1,600	148.64	Available
1st - Offices	3,269	303.70	Available
Total	9,965	925.78	

Specification

Warehouse

- New well insulated roof with double skin translucent light panels
- LED lighting
- 3 phase power
- Mains gas
- Motorised roller shutter door 5m wide x 5m high (16ft wide x 16ft high)
- Minimum eaves height 5m (16ft)
- Painted concrete floor

Offices

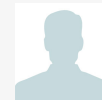
- Air conditioning
- Suspended ceiling
- LED lighting
- Carpeting
- Tea point on ground and first floor
- Male, female and disabled WC on ground floor
- 1 x WC on first floor
- Dado trunking for power and data in part
- Powder coated aluminium double glazed windows and doors
- Extensive Cat5 network cabling
- 1 gigabit high speed fibre

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed, subject to a minimum lease term of 5 years.



Viewing & Further Information



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Car Parking

There are 3 car parking spaces to the front plus 7 car parking spaces to the rear of which 3 have EV charging points. Additional car parking can be provided within the secured yard.