

**INDUSTRIAL / WAREHOUSE UNIT - TO LET**

Fully Refurbished - Available Now

**35,148 sq ft (3,265.3 sq m)**

**Secure Yard Area c.0.5 acres**

***NEWBURY35***  
***BONE LANE, BERKSHIRE***  
***RG14 5SH***



# NEWBURY35

Newbury35 is a stand alone, self contained warehouse unit, which has undergone an extensive refurbishment and is prominently located on Bone Lane the main industrial area in Newbury.

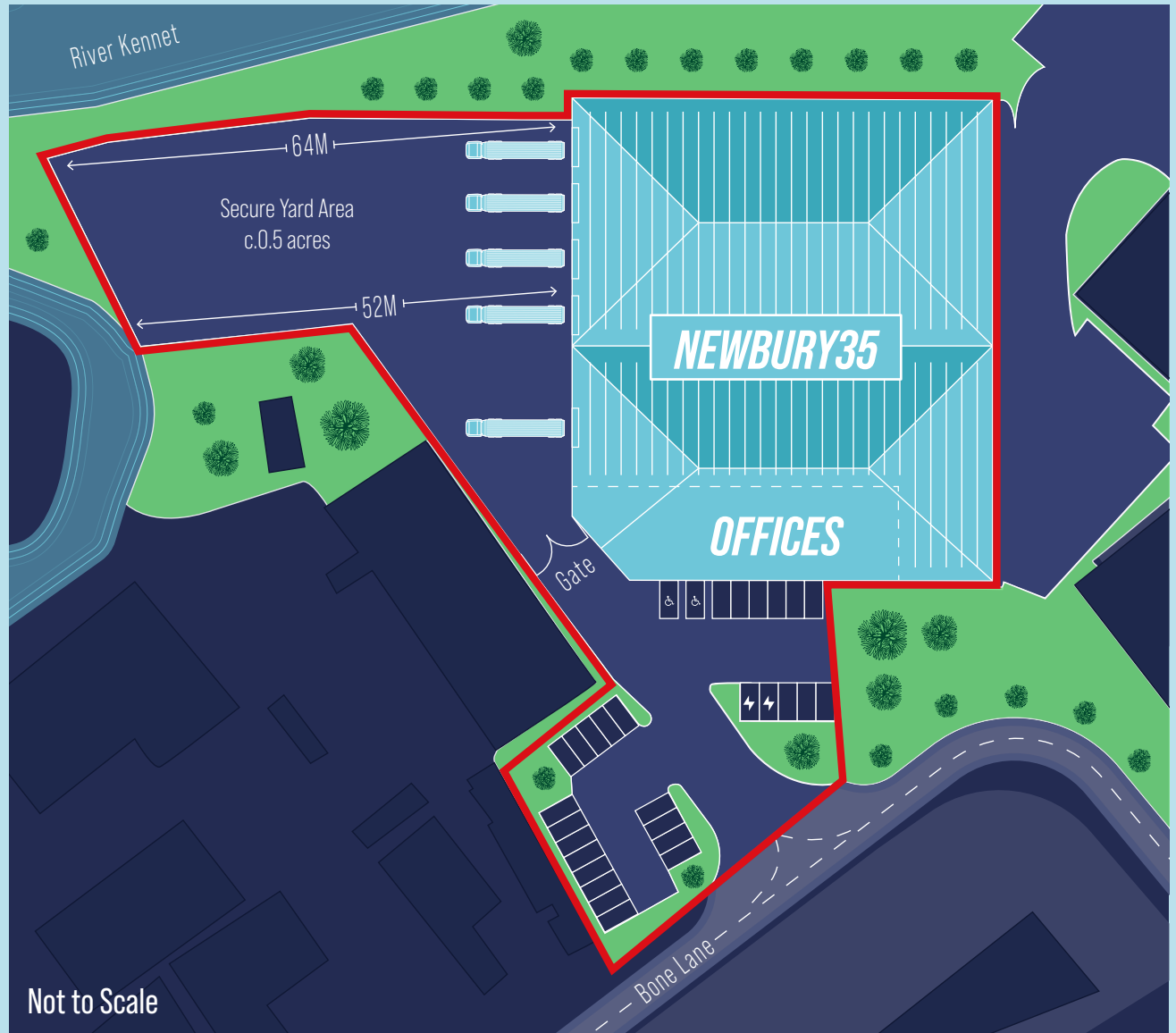
The building is of steel portal frame construction and offers a clear internal height of 8.5m. The elevations are made up of a combination of brick faced blockwork walls and profile metal sheet cladding panels.

The building benefits from a large secure yard and generous car parking provision. Ancillary office accommodation is provided at first floor.

## ACCOMMODATION

The property provides the following Gross External Areas (GEA):

UNIT	Sq Ft	Sq M
First Floor Offices	2,347	218.0
Ground Floor Reception/ Undercroft	3,108	288.7
Warehouse	29,693	2,758.6
<b>TOTAL</b>	<b>35,148</b>	<b>3,265.3</b>



1.9 Acres  
(0.76ha) Site



64m Max  
Yard Depth



Self Contained  
Secure Site



Minimum Clear  
Height of 8.5m



First Floor  
Offices



30 Car Park Spaces  
Including EV  
Charging Points



5 Level  
Loading Doors



Strategic  
Location



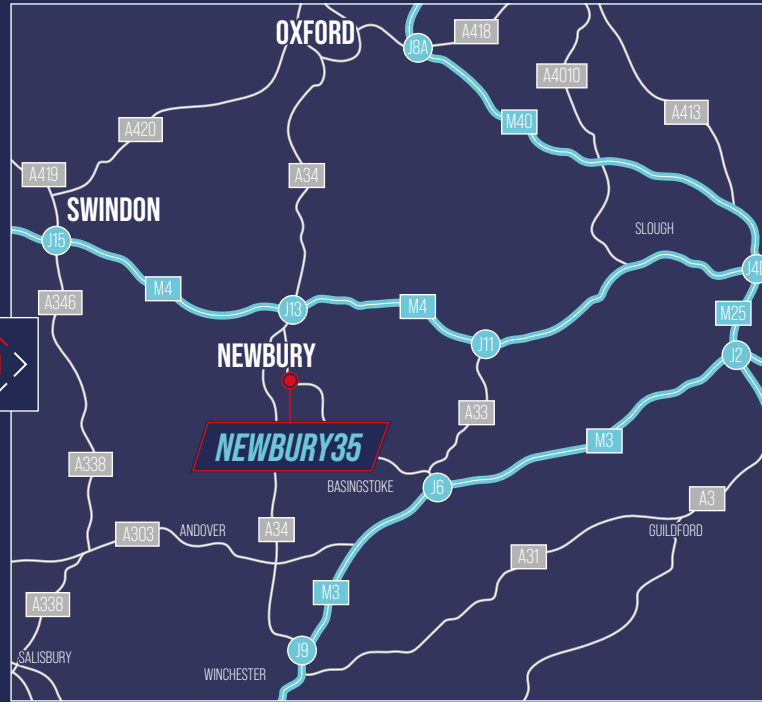
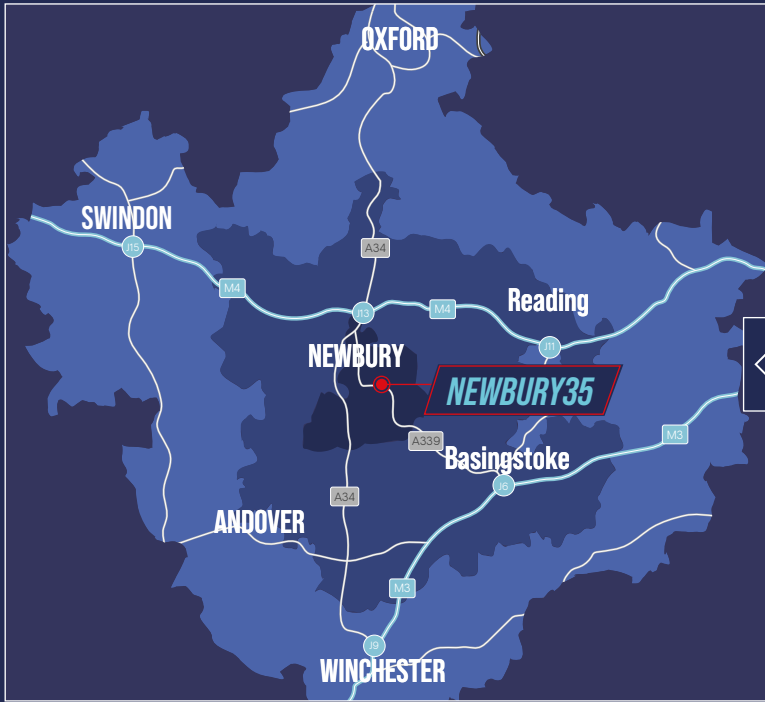
Power Supply  
220KVA



## LOCAL OCCUPIERS

- 1 Screwfix
- 2 Tesco
- 3 Dunelm
- 4 B&Q
- 5 DLG Auto Services
- 6 Travis Perkins
- 7 City Plumbing
- 8 Kosnic Lighting
- 9 Sharp's Autos
- 10 Med Rescue Group





## DRIVE TIMES

A34/A339	3 Miles
M4 J13	4 Miles
M3 J6	18.6 Miles
M25	44.5 Miles
Reading	16.2 Miles
Basingstoke	16.9 Miles
Oxford	28 Miles
London	61.1 Miles

\*Google Maps

0-15 mins
15-30 mins
30-45 mins



**76,216**

Population within  
15 Minutes

\*Smappen

**540,593**

Population within  
30 minutes

**2,103,808**

Population within  
45 Minutes

## LOCATION

Newbury, in West Berkshire, is centrally located in the M4 corridor, and situated approximately 53 miles west of Central London, and 25 miles south of Oxford. The town benefits from excellent road communications being situated at the intersection of the M4 (Junction 13) and the dual carriageway A34/A339 which is the key route between Southampton and the South Coast, with Oxford, Birmingham and the Midlands to the north. Newbury Station provides excellent rail links with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

\*Google Maps

**R614 5SH**  
**W3W LINKS: ///KEEP.PANIC.FUNNY**

## EPC

Available upon request

## TERMS

Quoting terms available upon request.

## VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



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