

Brookway Trading Estate

Brookway, Off Hambridge Lane, Newbury, RG14 5PE
WHAT3WORDS: remit.goes.buns

High quality trading estate

1,044 - 2,486 sq ft

To Let

Available now



Brookway Trading Estate

The estate is located only 1 mile west of the town centre within the important and well established Hambridge Lane industrial area.

Brookway is situated on the established Hambridge Lane Industrial Estate close to the junction with Hambridge Road. The estate offers modern workshop/warehouse units of steel portal frame construction with roller shutter doors, 3 phase power and good eaves height.



A4



Brookway Trading Estate



NEWBURY SELF STORE



Kicktek

HERMA

HOWDENS

Fisher

PROGRESSIVE TECHNOLOGY GROUP



Accommodation (GIA)

Unit	Warehouse/Office (sq ft)	EPC Rating
1	2,448	A
5	1,044	C

Specification

Availability & terms

The units are offered to let on new full repairing and insuring leases for terms to be agreed.

Rental









Upon application.

VAT

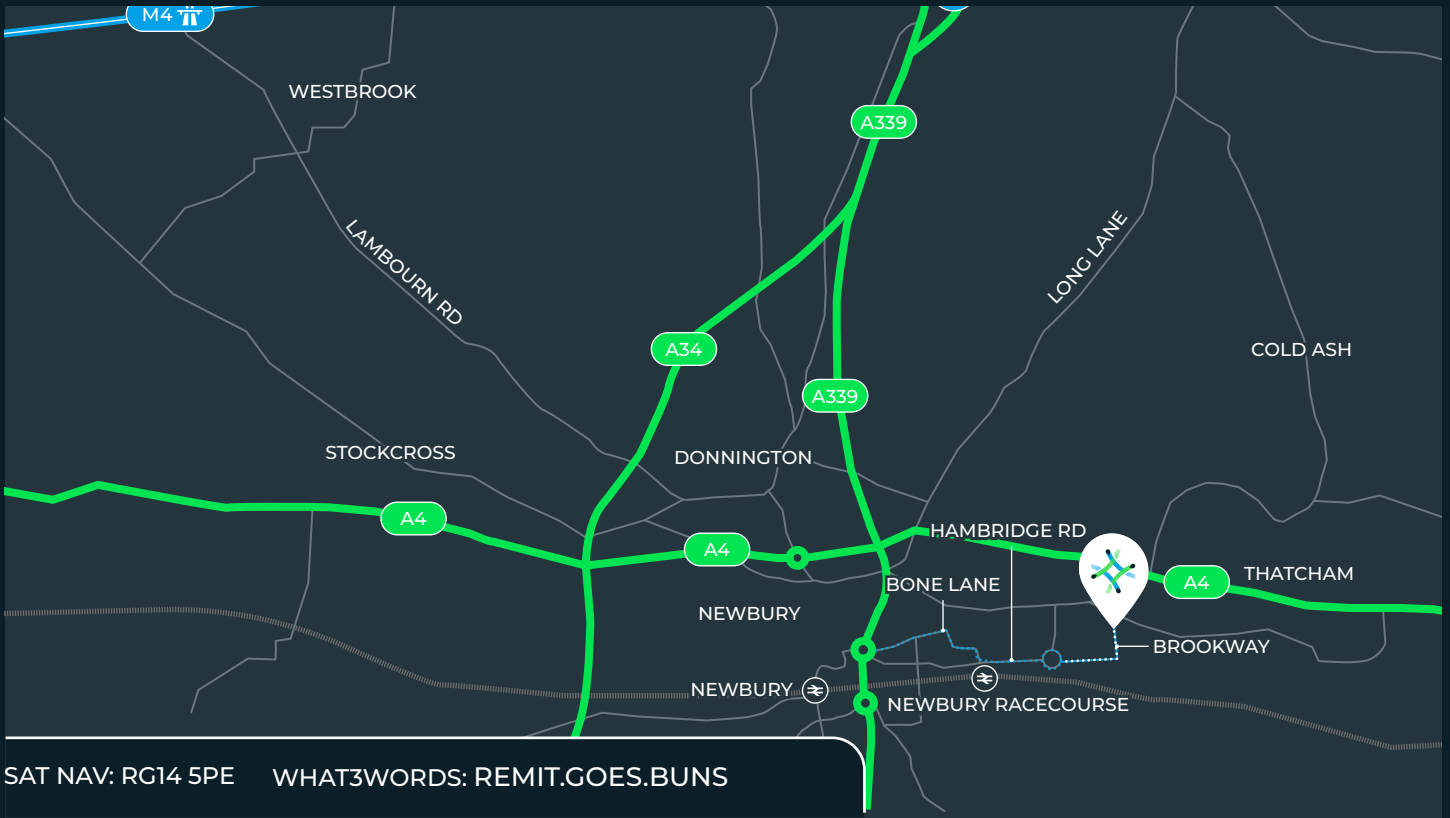
To be levied.

Service charge

Payable for upkeep of common parts.





-  Loading areas
  1 Roller shutter door
-  Allocated parking
  4.3 - 5.2m eaves height
-  Secure gated estate
  WC facilities
-  3 phase power supply
  LED lighting





Strategic logistics location

Hambridge Road provides direct access to the A4 and also leads directly to Newbury town centre approximately 1.5 miles to the west. Junction 13 of the M4 motorway is approximately 4 miles to the north.

	miles	mins		miles	mins		miles	mins		miles	mins
Reading	21	35	M4	5	11	N'bury Racecourse	1	3	Heathrow	47	55
Bristol	66	1 hr 10	M3	19	31	Newbury	2	7	Luton	76	1 hr 22
London	61	1 hr 34	M40	44	53	Thatcham	3	9	Gatwick	76	1 hr 30
Birmingham	104	1 hr 45	M25	44	54	Kintbury	8	16	Stansted	103	1 hr 45

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