

Build to Suit Opportunities
Up to c120,000 sq ft

NEWBURY DISTRIBUTION PARK

COMMUNICATIONS ROAD
NEWBURY RG19 6HN





UP TO c120,000 SQ FT
THE REGULAR SHAPED SITE IS CLEARED OF
STRUCTURES AND CONNECTED TO MAINS SERVICES

The site is located next to the new main entrance into the 150 acre Greenham Business Park. The Park is home to 180 businesses, and a range of facilities including a day nursery and a new £1.7m (opening February 2019).

Occupiers include:

Norma Uk Ltd

English Provender
Company

Driving Standards
Agency

QTR Transport

Jaguar Landrover

Copart

3TRPD Ltd

PLANNING

The site is allocated for employment uses within B1(c), B2 and B8, and is suitable for a wide range of building sizes (stpp), up to a single unit of c120,000 sq ft.

(Indicative images only)

AMENITIES

New Greenham Park benefits from:

- 24 hour on site security, including CCTV monitoring
- Cafe, nursery, gymnasium and restaurant
- Free shuttle bus service to and from Newbury

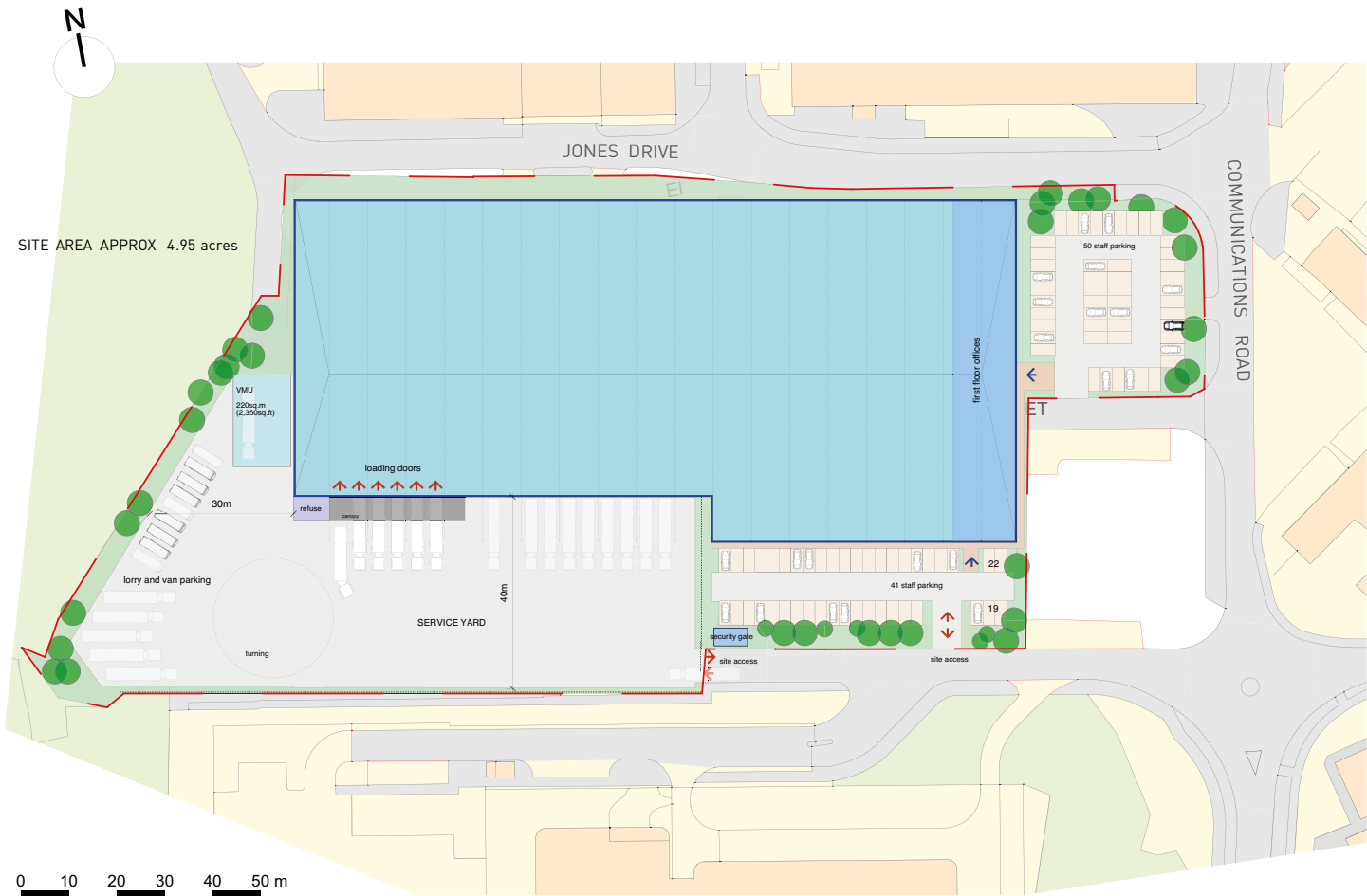
For further information visit
www.greenham-business-park.co.uk



INDICATIVE SCHEME 1 – SINGLE UNIT

	sq ft	sq m
Warehouse	105,450	9,797
First floor office	10,656	990
TOTAL	116,100	10,787

Parking @ 1:118 = 91 cars



SITE PLAN

INDICATIVE SCHEME 2 – TWO UNITS

UNIT 1	sq ft	sq m
Warehouse	56,510	5,250
Office	5,360	498
TOTAL	61,870	5,748

Parking @ 1:114 = 50 cars

UNIT 2	sq ft	sq m
Warehouse	45,980	4,272
Office	5,380	500
TOTAL	51,360	4,772

Parking @ 1:110 = 43 cars

TOTAL DEVELOPMENT 113,230 sq ft (10,520 sq m)

