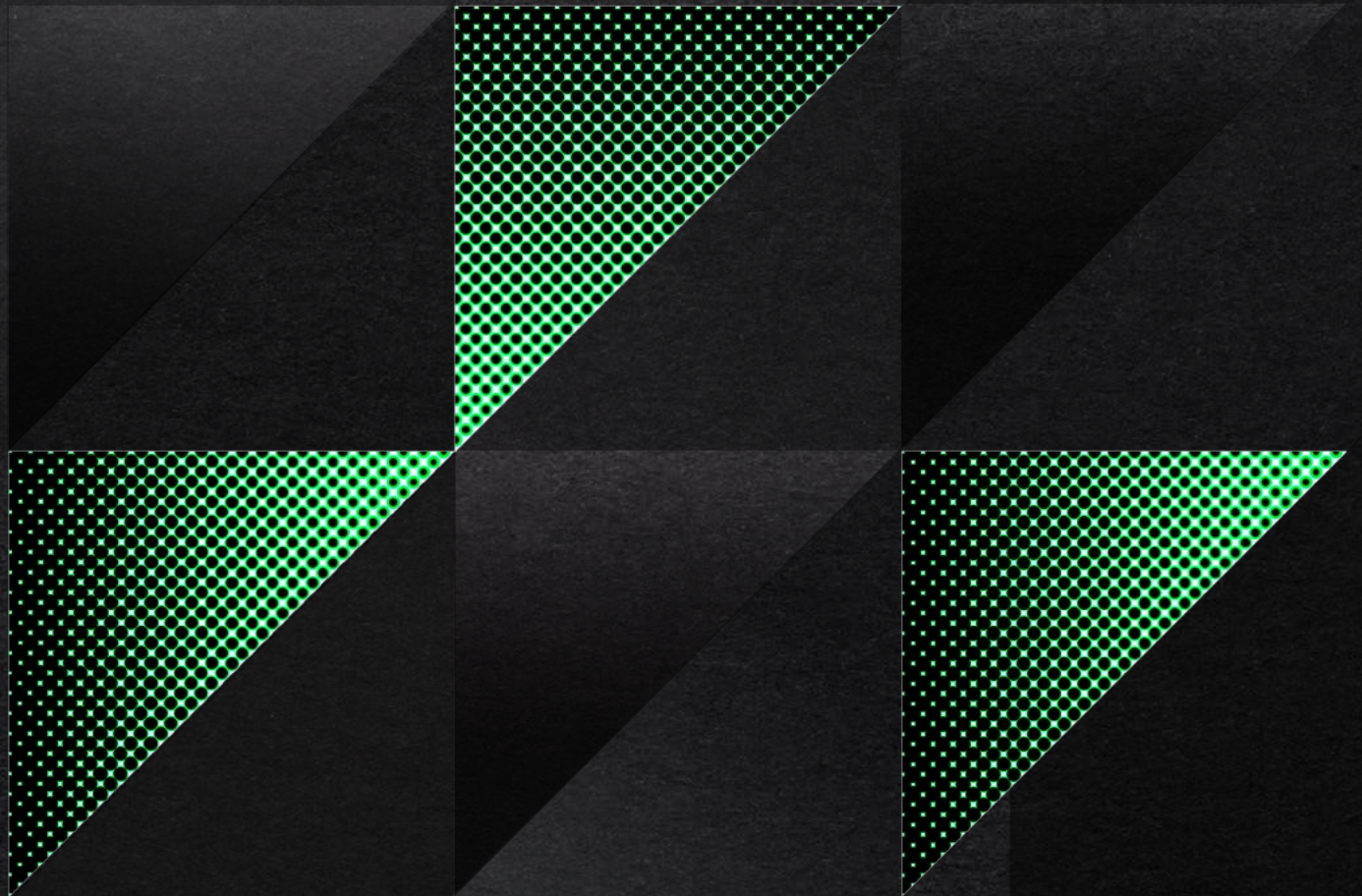


HORIZON WEST

POOL & KENNET HOUSE

NEWBURY, RG14 5XT



PROMINENT NEWBURY
WAREHOUSE TO LET
22,070 - 44,229 SQ FT

 **Vail
Williams**

LOCATION

HORIZON WEST IS LOCATED ON HAMBRIDGE ROAD WHICH IS REGARDED AS THE MAIN INDUSTRIAL HUB IN NEWBURY.

Hambridge Road is approximately 1 mile to the east of Newbury Town Centre which is accessible via the A339. The A4 is half a mile away and provides ease of access to J12 of the M4, whilst the A34 road connection provides a north / south access to the M40 and M3 respectively. Newbury train station can be located 1 mile west of Horizon West which provides direct train services to London Paddington in under an hour. Newbury Racecourse train station is also located less than a half a mile from the property.



ROAD

	Drive Time (Mins)	Distance (Miles)
M4 (Junction 13)	13	5
Basingstoke / M3 (Junction 6)	30	16
Reading	37	19
Bristol	75	60
Central London	84	70



AIRPORTS

	Drive Time (Mins)	Distance (Miles)
Southampton Airport	50	38
London Heathrow Airport	56	44
London Luton Airport	78	76
London Gatwick Airport	84	84

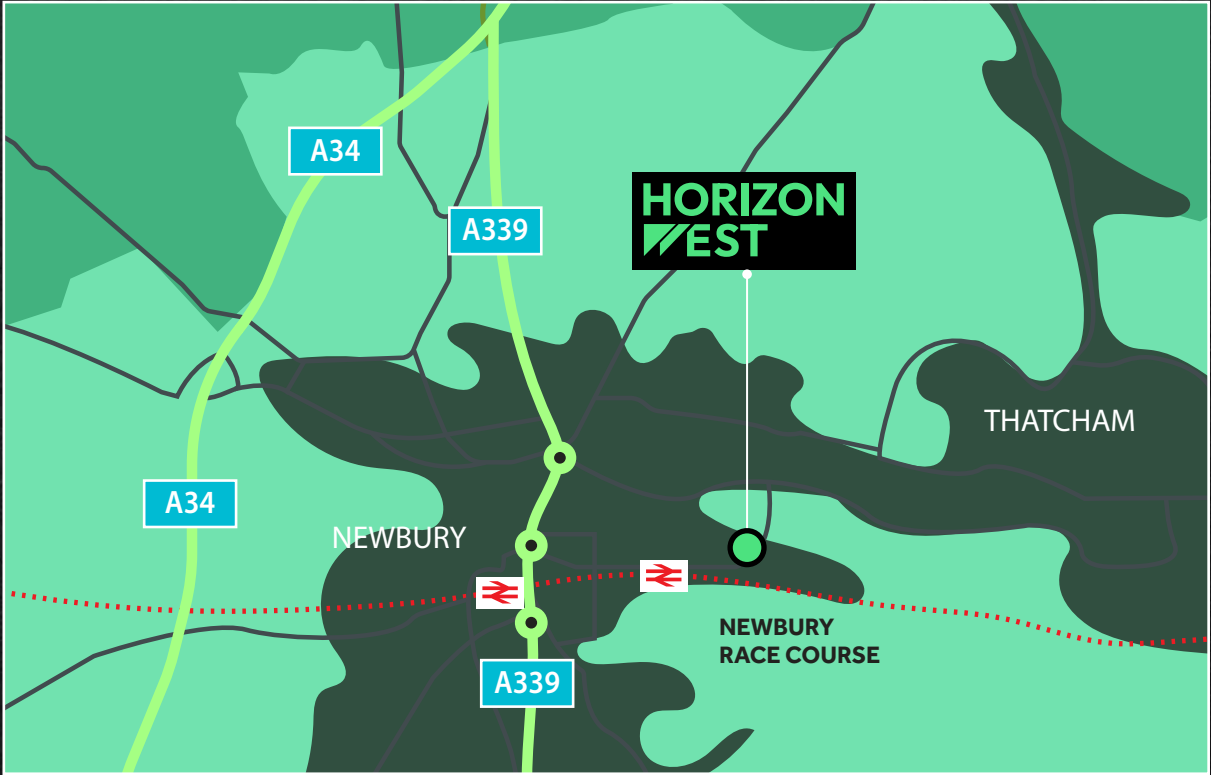
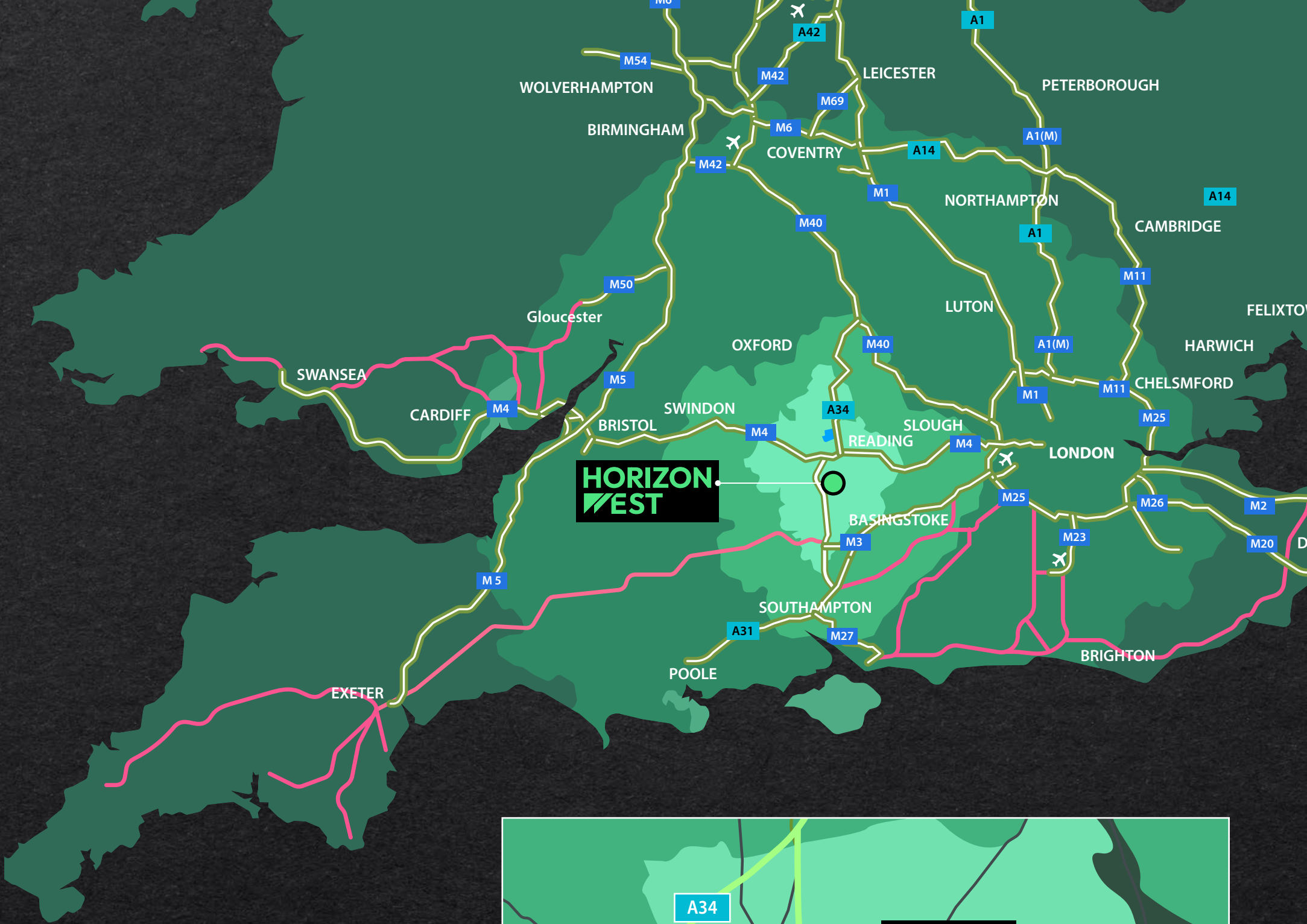


RAIL TERMINALS

	Travel Time (Mins)
Newbury Station	4
Southampton Central Station	90
London Paddington Station	58
* From Newbury Racecourse Station	

Drive Time (Mins) From HORIZON WEST

- 0 - 30
- 30 - 60
- 60 - 120





stryker



NEWBURY
RACECOURSE
STATION

Wickes



TESCO



HORIZON
WEST

KENNET
HOUSE

POOL
HOUSE





SPECIFICATIONS

Pool and Kennet House are two-storey semi-detached industrial warehouses with ancillary office space on the first floor. The property is fronting the established Horizon West Business Park which benefits from landscaped grounds including an ornamental pond creating a friendly working environment.



Raised Access Floors



3 Phase Power



Roller Shutter Door
3.5 (W) X 4.5 (H)



Air Conditioning



7.1m Clear Internal Eaves



81 Parking Spaces
For Both Units



Shower Facilities



Suspended Ceilings





ACCOMMODATION

POOL HOUSE

FLOOR GIA	USE	AREA SQ M	AREA SQ FT
FIRST	Office	478.5	5,151
GROUND	Office	122.5	1,319
	Warehouse	1,449.3	15,600
Sub Total		1,571.8	16,919
OVERALL TOTAL		2,050.3	22,070

KENNET HOUSE

FLOOR GIA	USE	AREA SQ M	AREA SQ FT
FIRST	Office	484.2	5,212
GROUND	Office	123.1	1,325
	Warehouse	1,451.3	15,622
Sub Total		1,574.4	16,947

OVERALL TOTAL 2,058.6 22,159

EXCLUDED AREAS	AREA SQ M	AREA SQ FT
TENANT MEZZANINE	177.2	1,907

HORIZON WEST

EPC

Available upon request.

LEGAL COST/ VAT

Each party to bear their own costs.
Rents are quoted exclusive of VAT which will be payable.

AML

In accordance with AML regulations, Vail Williams LLP will undertake ID checks for all successful tenants where legislation requires us to do so.

TERMS

The property is available to let on terms to be agreed.
Rent on application.

CONTACT

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

Guy Parkes

07788 188 874
gparkes@vailwilliams.com

Clark Tersol

07721 323307
ctersol@vailwilliams.com

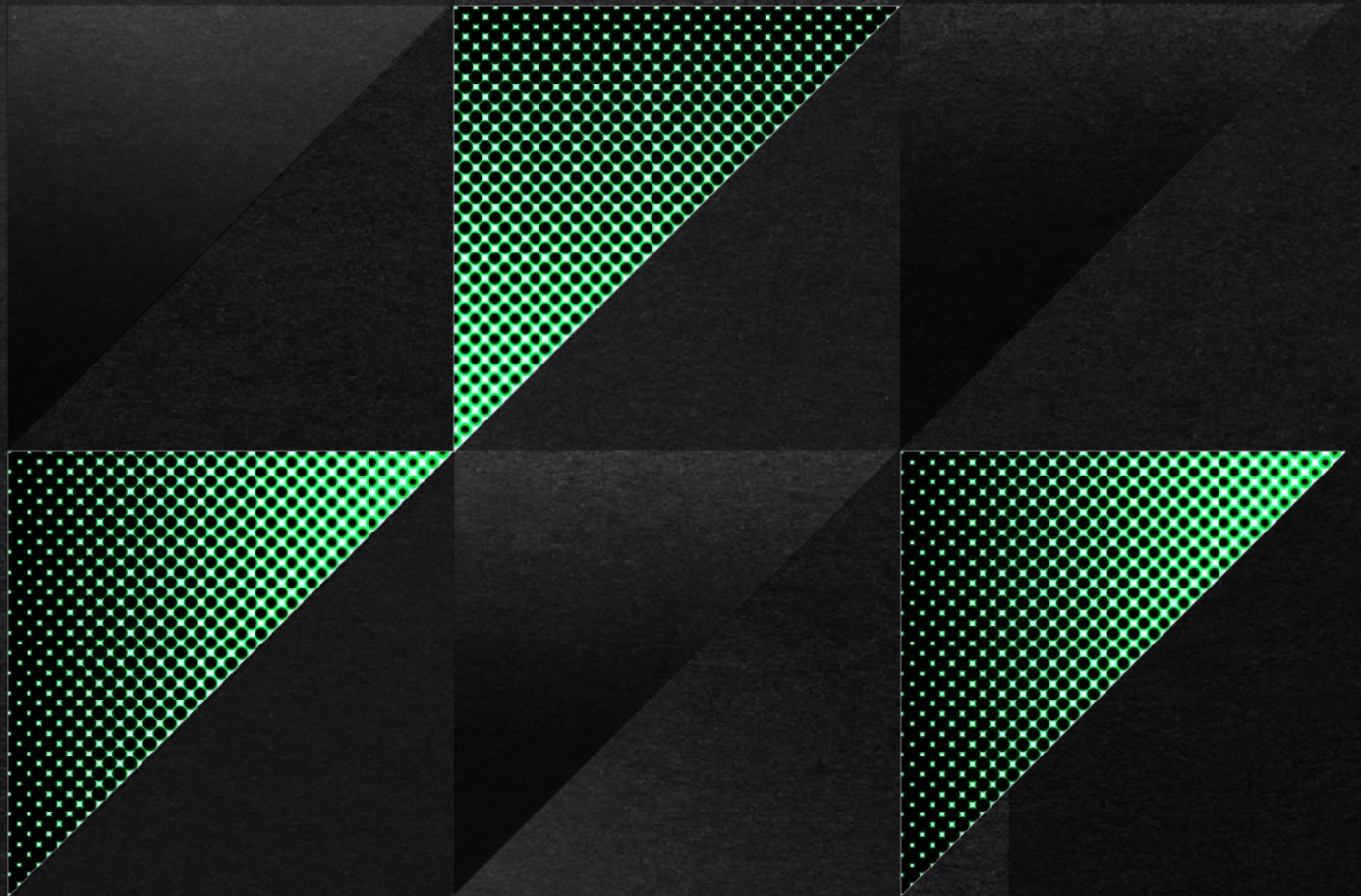


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HORIZON WEST

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