

unit 4

NEXUS PARK ■ HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR



Modern Warehouse / Distribution Unit 10,766 sq ft (1,000 sq m)

- Prime industrial / warehouse location
- 8.5m clear internal height
- BREEAM 'Very Good' & EPC A
- Close proximity to J13 of the M4
- Grade A fitted offices
- 3 phase power supply

NEWBURY

unit 4

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LOCAL AMENITIES

Sainsbury's

KFC®

ALDI

McDonald's

TESCO

Premier Inn

COSTA

Travelodge

UNIT 4 NEXUS PARK
AVAILABLE NOW

TOOLSTATION

TESCO

Brewers
DECORATOR CENTRES

B&Q

halfords

Wickes

M4

A34

M4 J13

A339

Dunelm

A4

A4

NEWBURY
RACECOURSE

Newbury Racecourse Station

Hambridge Road

Hambridge Road

NEWBURY

SPECIFICATION



LEVEL ACCESS
DOOR



23.5M YARD
DEPTH



8.5M CLEAR
INTERNAL HEIGHT



37.5KN/M2
FLOOR LOADING



3 PHASE
POWER SUPPLY



LED
LIGHTING



REFURBISHED
2-STOREY OFFICES



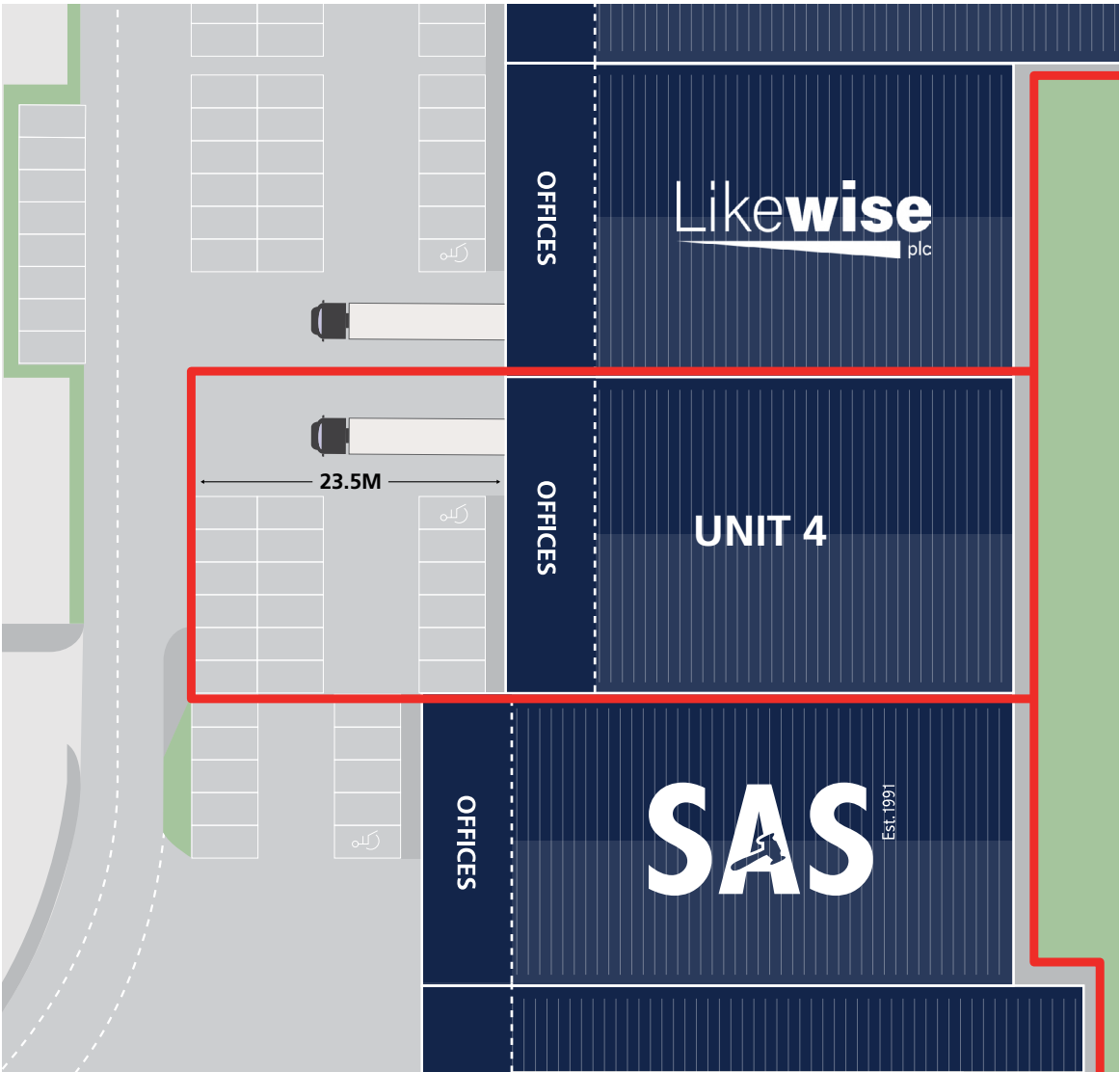
18 CAR
PARKING SPACES



BREEAM
'VERY GOOD'



EPC
A



ACCOMMODATION

GROSS EXTERNAL AREAS

UNIT 4	SQ FT	SQ M
Warehouse	9,062	842
FF Office	1,704	158
Total	10,766	1,000
Car Parking		18



*Indicative image

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LOCATION

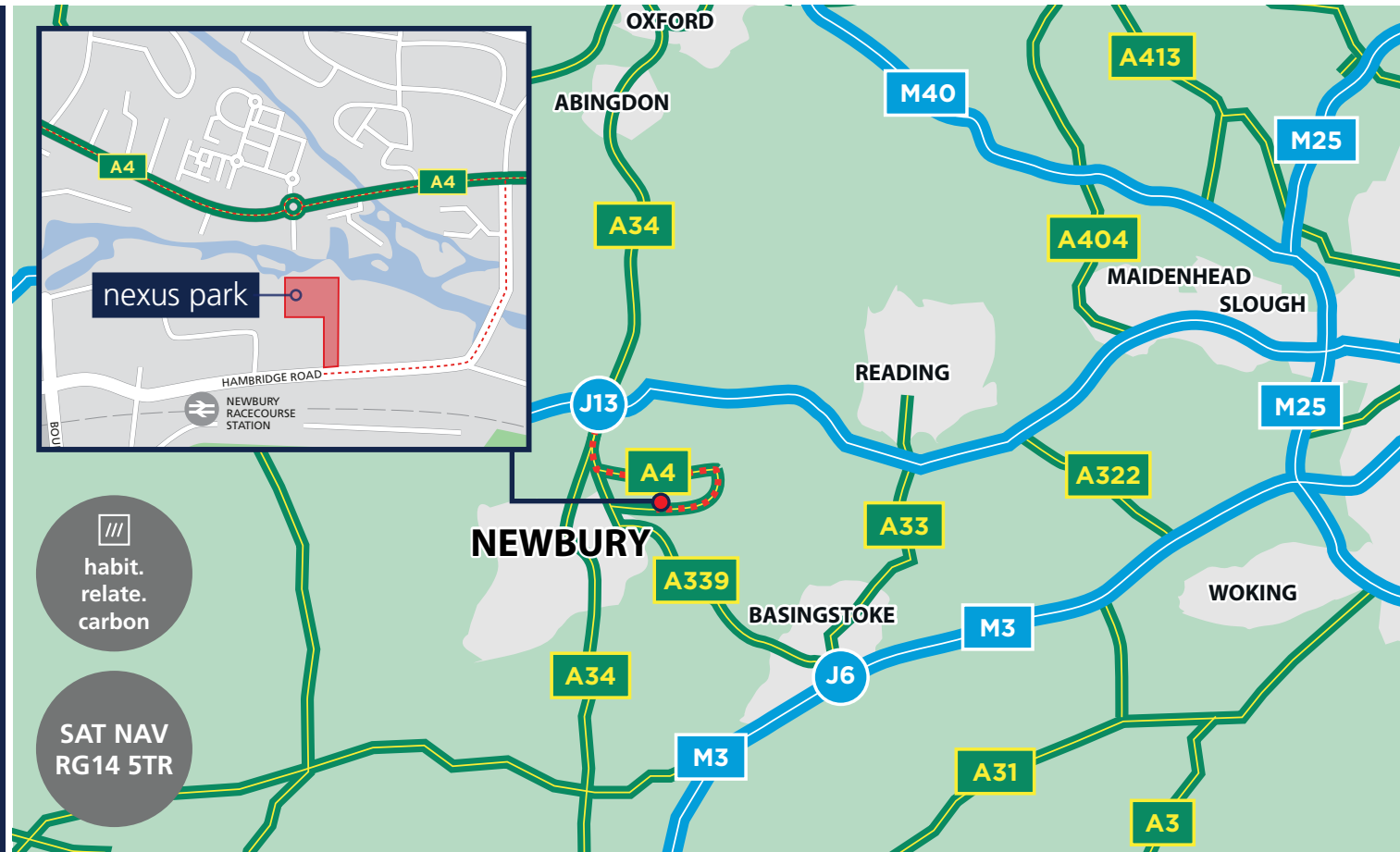
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford. The town is strategically positioned and benefits from excellent road communications as it lies close to the intersection of the M4 (Junction 13) and A34/A339. There are also strong rail links with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

COMMUNICATIONS



A34 / A339	3 miles
M4 J13	4 miles
M3 J6	18.5 miles
M25 J15	44.5 miles
London Heathrow Airport	45 miles
Central London	59 miles

Source: Google Maps



FURTHER INFORMATION

For further information please contact the joint agents.



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