



LIGHT INDUSTRIAL / INDUSTRIAL / WAREHOUSE TO LET

## 102 GREENHAM BUSINESS PARK

Greenham, Thatcham, RG19 6HN

Available from mid-2026, high-quality units with dedicated car parking, min 8m eaves height, full-height roller shutter door and PV cells.

2,000 TO 9,000 SQ FT (185.81 TO 836.13 SQ M)

**CAMPBELL  
GORDON**

# Summary

<b>Available Size</b>	2,000 to 9,000 sq ft
<b>Rent</b>	£16 per sq ft
<b>Rates Payable</b>	£6.10 per sq ft Estimated to year ending March 2026. However, applicants must rely on their own enquiries with the rating authority.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£1.25 per sq ft per annum exc VAT.
<b>EPC Rating</b>	Upon enquiry

## Description

A selection of high-quality 2,000 - 3,000 sq ft industrial units with dedicated car parking.

Units to benefit from minimum 8m eaves height, full-height roller shutter door and PV cells.

Available from mid-2026, the units are targeting EPC "A" and BREEAM "Very Good".

## Property Highlights / Amenities

- Build Status: New Build - Pre-construction
- Planning Status: Planning Consented
- Direct Entrance: Yes
- Eaves Height (m): 8

## Location

Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north. The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 1	3,000	278.71	Available
Unit - 2	3,000	278.71	Available
Unit - 3	3,000	278.71	Available
Unit - 4	2,000	185.81	Available
Unit - 5	2,000	185.81	Available
<b>Total</b>	<b>13,000</b>	<b>1,207.75</b>	

## Viewings

Viewings by appointment with the joint agents.

## Terms

The properties are available to let on new FRI leases for a term to be agreed.



## Viewing & Further Information



**Rob Marson**

0118 959 7555 | 0777 846 7781

rob@campbellgordon.co.uk

**Paul Richardson (Richardson Commercial)**

07958 539450

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/06/2025