

**Mileway**

# Cyril Vokins Road Newbury

Available to Let  
Warehouse  
4,244 sq ft

Refurbished unit



Excellent HGV access



5.7m minimum eaves height



Full height electric loading door



Offices with kitchenette and W/C



4 car parking spaces & shared yard



# Cyril Vokins Road

Hambridge Lane Newbury RG14 5XB



## Description

A mid-terraced business unit with high quality warehouse space and office accommodation. It includes a full height electric loading door, facilitating easy access for loading and unloading. The building benefits from LED lighting throughout and 3 phase power.

Ground Floor 3,463sq ft Warehouse, reception and ancillary

First Floor 814sq ft Office, kitchenette, WC

## Location

Unit A2, Cyril Vokins Road, Newbury is located within one of the town's well-established and popular industrial areas, home to a mix of national operators and successful local businesses. The location benefits from excellent access to key transport links, including the nearby A4 and M4 (Junction 13), providing direct routes to London, the West Country, and the wider national motorway network.

The unit occupies a convenient position on Cyril Vokins Road, just to the east of Newbury town centre, offering quick connections to the A34 dual carriageway and making it a strategic location for distribution, light industrial, or trade counter use.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit A2	Warehouse	4,244	Immediately
Total		4,244	

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