

UNITS B1 & B2

HAMBRIDGE ROAD INDUSTRIAL ESTATE

NEWBURY | RG14 5SS  moving.asserts.drive



**NEWLY REFURBISHED INDUSTRIAL/WAREHOUSE
UNITS WITH YARD TO LET**

4,970 - 5,624 - 10,594 SQ FT

LOCATION

The units are strategically located on Hambridge Road in Newbury, offering excellent accessibility and convenience. Situated just a 7-minute walk (0.3 miles) from the Newbury Racecourse train station, units benefit from easy public transport links, making them highly accessible for employees and clients alike. Additionally, the units are an 8-minute drive (4.3 miles) from Junction 13 of the M4, providing swift connectivity to the broader motorway network, essential for logistics and distribution purposes. For everyday conveniences, the units is also just a 7-minute walk (0.3 miles) from the local Sainsbury's Supermarket and Petrol Station, ensuring that essential amenities and fuel are within close proximity.



ROAD

Distance (Miles)

M4 (Junction 13)	5
Basingstoke / M3 (Junction 6)	18
Reading	20
Bristol	66
Central London	61



AIRPORT

Distance (Miles)

Southampton Airport	37
London Heathrow Airport	47
London Gatwick Airport	76

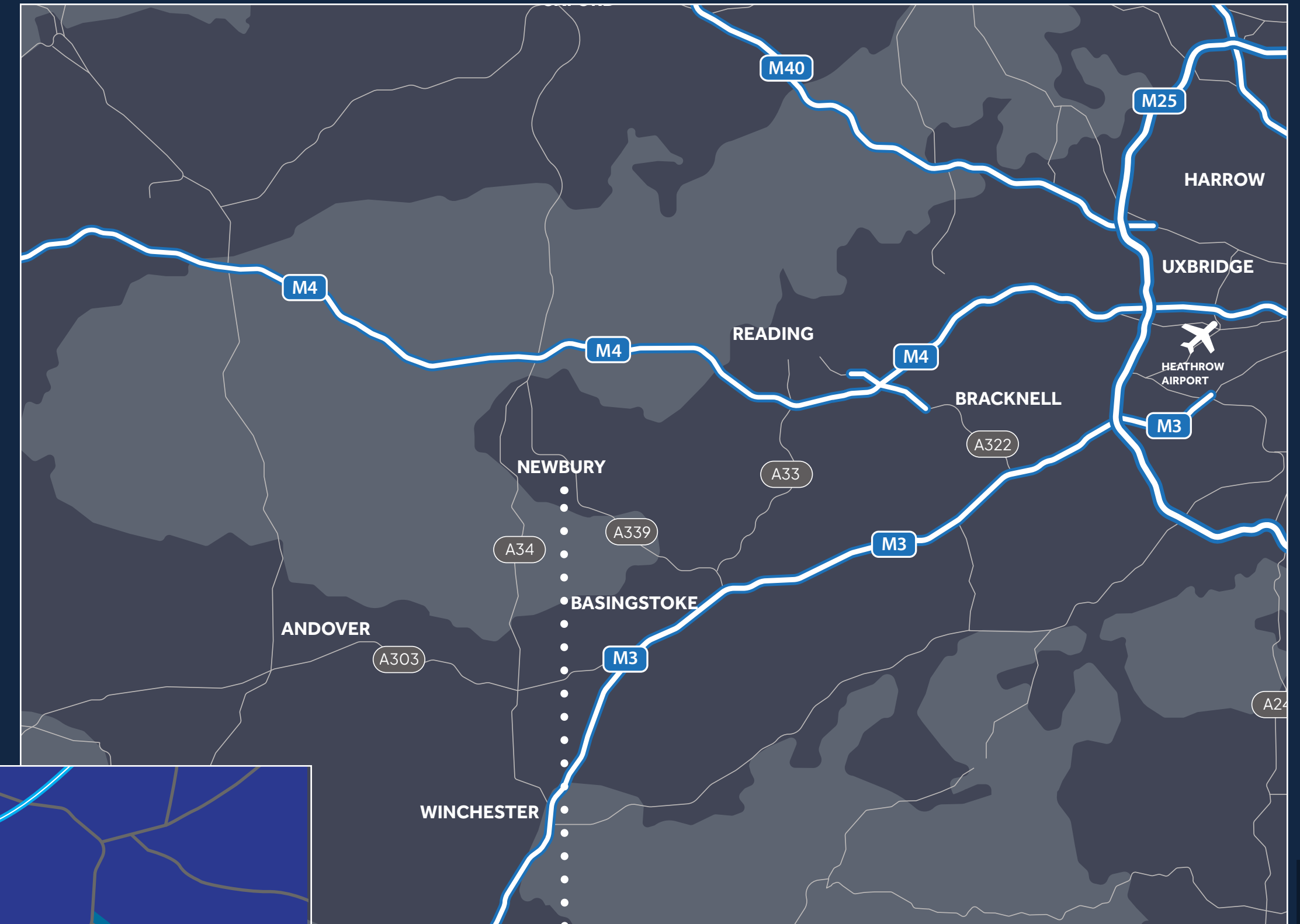


TRAIN

Travel Time (Mins)

Newbury Station	6
Southampton Central Station	38
London Paddington Station	56

* From Newbury Racecourse Station



UNIT B1 & B2

B&Q

YOUR SPACE
SELF STORAGE

EURO
CAR PARTS

Wickes

WOLSELEY

MKM

UNIT B1 & B2

TOOLSTATION

eurocell

Nuffield Health



NEWBURY RACECOURSE
STATION



NEWBURY
RACECOURSE



UNITS B1 & B2

Units B1 and B2 both provide warehouse accommodation with a clear internal height of 5.50m and an apex height of 6.9m. Each unit benefits from a roller shutter door, allowing for efficient loading and unloading. The Units benefit from a yard area of approximately 12m x 18m, suitable for parking.

Both units are fully refurbished, featuring a bright, redecorated warehouse with sealed floors and ample roof lights. It also includes refurbished office accommodation with LED lighting, air conditioning, and good natural light. The Units are both available to be let individually or combined to provide a larger accommodation.



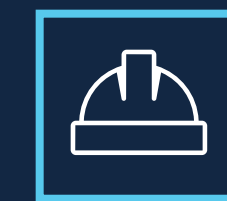
ACCOMMODATION

B1

FLOOR	SQ FT	SQ M
GROUND-WAREHOUSE	4,420	410.63
FIRST	550	51.10
TOTAL	4,970	461.73

B2

FLOOR	SQ FT	SQ
GROUND-WAREHOUSE	4,522	420.11
FIRST	1,102	102.38
TOTAL	5,624	522.49



**FULLY
REFURBISHED**



**ROLLER
SHUTTER DOOR**



**LED
LIGHTING**



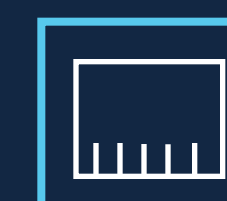
**5.5M EAVES
HEIGHT**



**ALLOCATED
PARKING**



**EPC RATING
B**



**LARGE YARD
(CIRCA 12m x 18m)**



**FIRE ALARM
SYSTEM**



FURTHER INFORMATION



TERMS

The units are available on a new full repairing and insuring lease basis for a term to be agreed between the Landlord and Tenant

EPC

UNIT B1: EPC B
UNIT B2: EPC B

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax

VIEWINGS

Strictly by appointment with the joint letting agents

GUY PARKES

gparkes@vailwilliams.com
07788 188 874

TOM NURTON

tnurton@curchodandco.com
07741 551 255

CLARK TERSOL

ctersol@vailwilliams.com
07721 323 307

KEITH ENTERS

kenters@curchodandco.com
07803 411 940



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