



# RIVERPARK INDUSTRIAL ESTATE

Ampere Road | Newbury | Berkshire RG14 2DQ



## INDUSTRIAL / WAREHOUSE UNITS **TO LET**

Available separately or in combinations **from 2,363–8,309 sq ft** (219.5–771.9 sq m)

**<1 mile**  
from Newbury  
Town Centre

Good access  
to M4 J13

Refurbished  
units



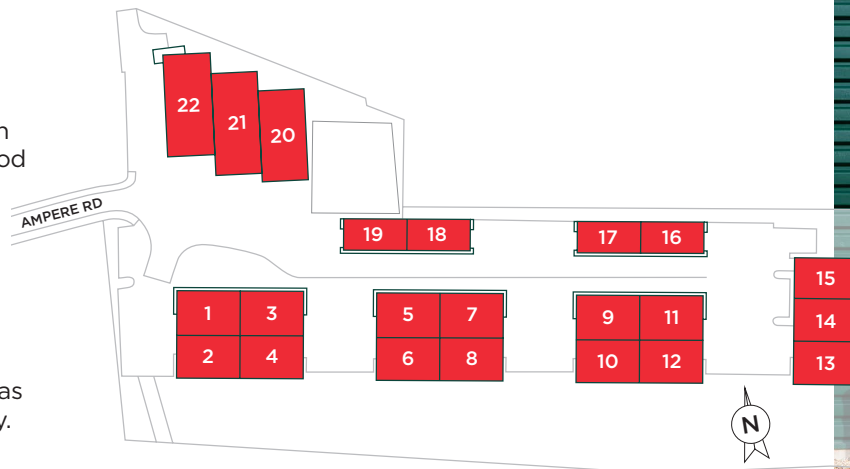
RIVERPARK INDUSTRIAL ESTATE COMPRISES  
**22 LIGHT INDUSTRIAL/WAREHOUSE UNITS**  
 ON AN ESTATE OF 6.5 ACRES

## LOCATION

**Riverpark Industrial Estate** is located at the end of Ampere Road, one of the main roads off the London Road Industrial Estate located close to the Robin Hood Roundabout on the A4 and can also be accessed via the new slip road on the A339.

Road communications are excellent with Junction 13 of the M4 motorway easily accessible providing direct communications with London, Heathrow Airport and the national motorway network.

There are large Tesco and Sainsbury supermarkets, as well as various other retail and food outlets close-by.





## ACCOMMODATION

Contact the joint sole agents for latest availability.

## TERMS

On application.



LED  
LIGHTS



ROLLER  
SHUTTER  
DOORS



4M EAVES  
HEIGHT



ALLOCATED  
PARKING  
SPACES

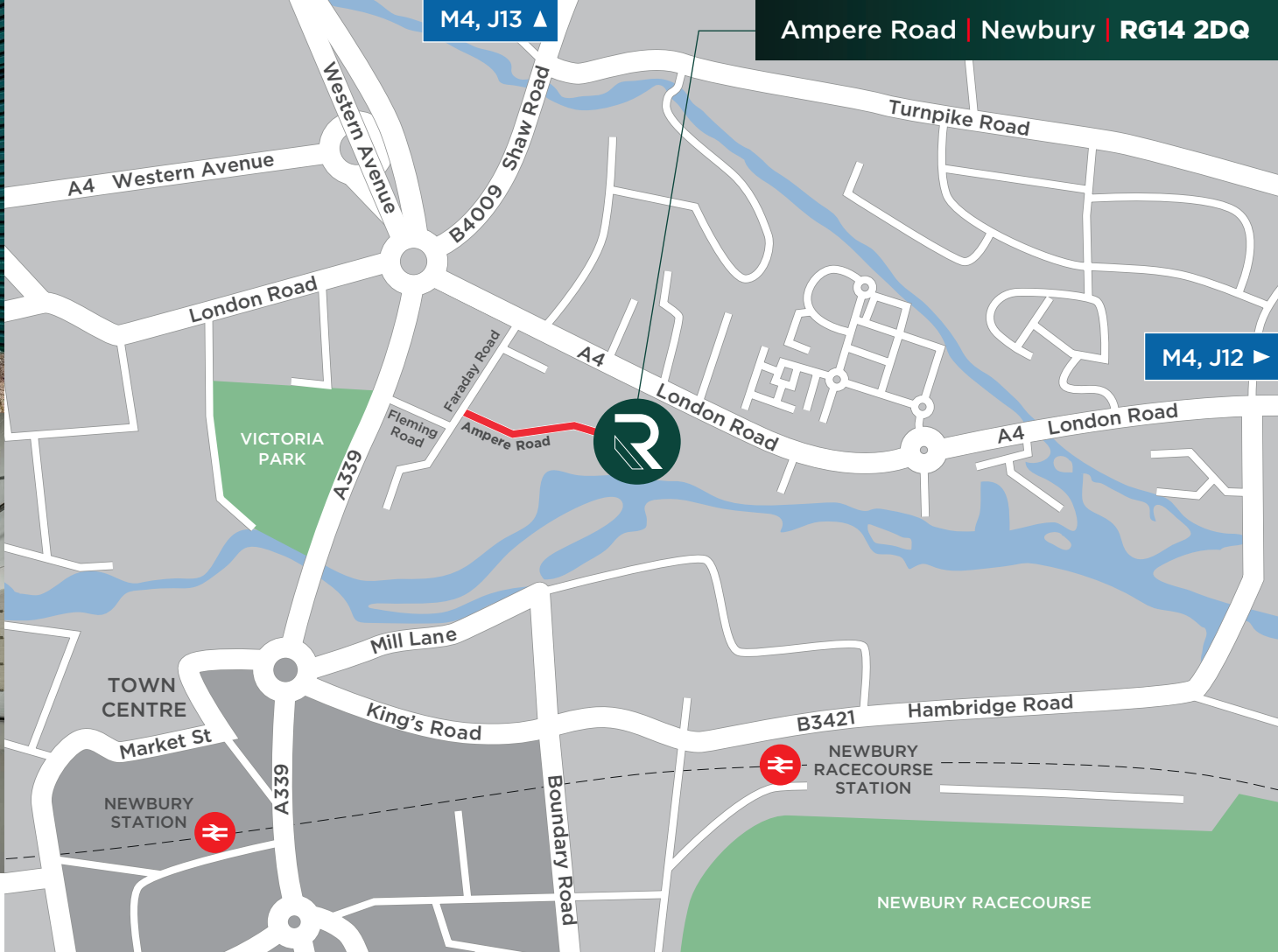


3-PHASE  
POWER



WCS





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## LEGAL COSTS / VAT

Each side is to bear their own legal and professional costs. VAT is applicable.

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP and Quintons undertake ID checks for all successful tenants where legislation requires us to do so.

## VIEWING & FURTHER INFORMATION

Please contact the joint sole agents for further information or to make an appointment to view.



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## Availability Schedule

UNIT	SIZE (sq ft)	QUOTING RENT (per annum exc.)	RATES PAYABLE (per annum)	ESTATE CHARGE (per annum)	AVAILABILITY
2	2,363	£30,719	£8,695	£2,528	Available
3	2,371	£30,823	£8,725	£2,537	UNDER OFFER
4	2,363	£30,719	£8,695	£2,528	UNDER OFFER
12	2,375	£30,875	£10,105	£2,541	Available
21	4,182	£52,275	£13,600	£4,475	Available
22	4,127	£51,588	£15,219	£4,416	UNDER OFFER

For further information please contact the joint sole letting agents:



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