

INDUSTRIAL / WAREHOUSE UNIT - TO LET

Fully Refurbished - Available Now

35,148 sq ft (3,265.35 sq m)

NEWBURY35
BONE LANE, BERKSHIRE
RG14 5SH



NEWBURY35

Newbury35 comprises a stand alone, self contained warehouse unit occupying a prominent position on Bone Lane, the main industrial area in Newbury.

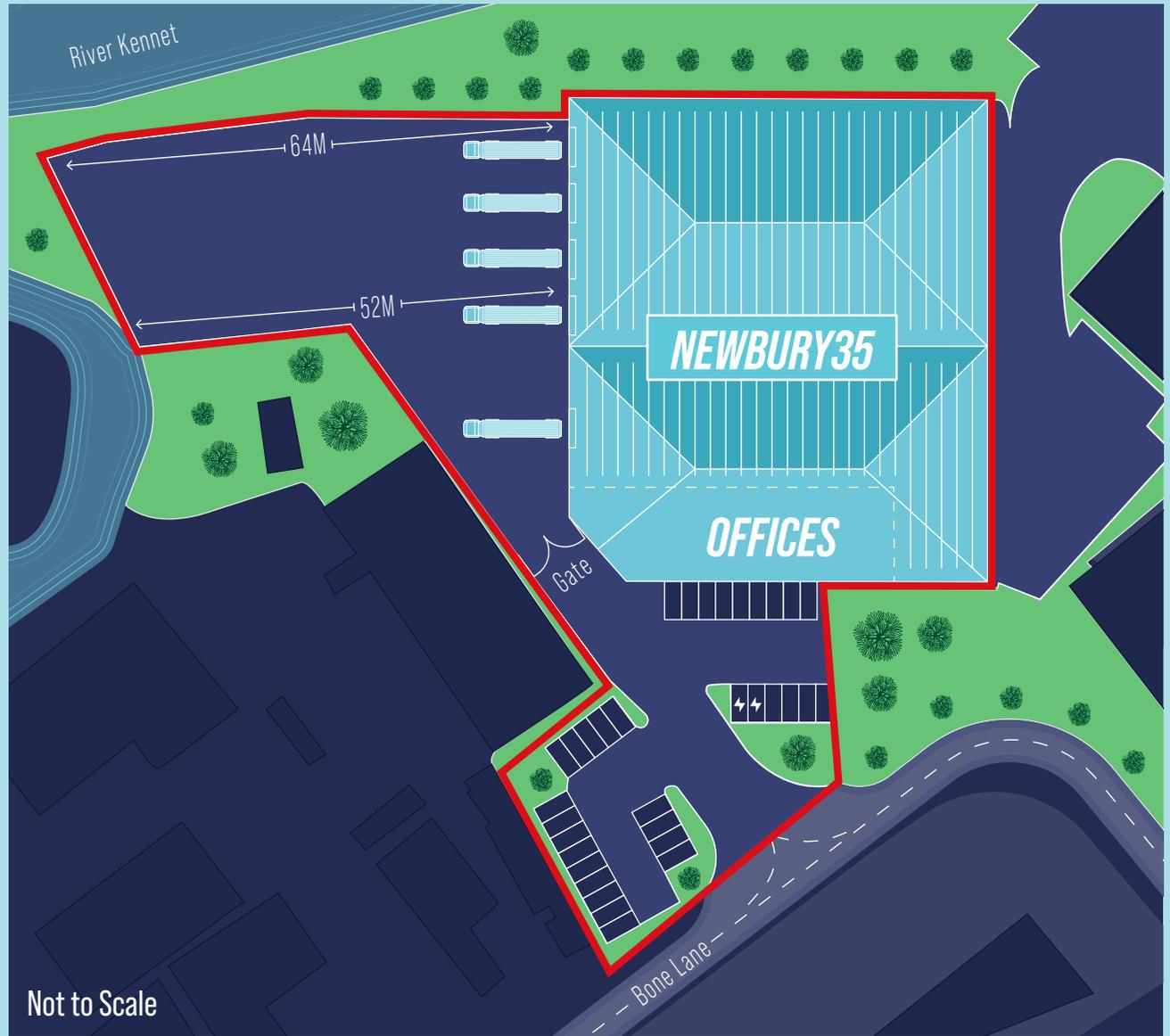
The building is of steel portal frame construction and offers a clear internal height of 8.5m. The elevations are made up of a combination of brick faced blockwork walls and profile metal sheet cladding panels.

The building benefits from a large secure yard and generous car parking provision. Ancillary office accommodation is provided at first floor. The landlord is undertaking a comprehensive refurbishment and the building will be available from Q4 2024.

ACCOMMODATION

The property provides the following Gross External Areas (GEA):

UNIT	Sq Ft	Sq M
First Floor Offices	2,347	218.0
Ground Floor Reception/ Undercroft	3,108	288.7
Warehouse	29,693	2758.6
TOTAL	35,148	3,265.3



1.9 Acres
(0.76ha) Site



64m Max
Yard Depth



Self Contained
Secure Site



Minimum Clear
Height of 8.5m



First Floor
Offices



30 Car Park Spaces
Including EV
Charging Points



5 Level
Loading Doors



Strategic
Location

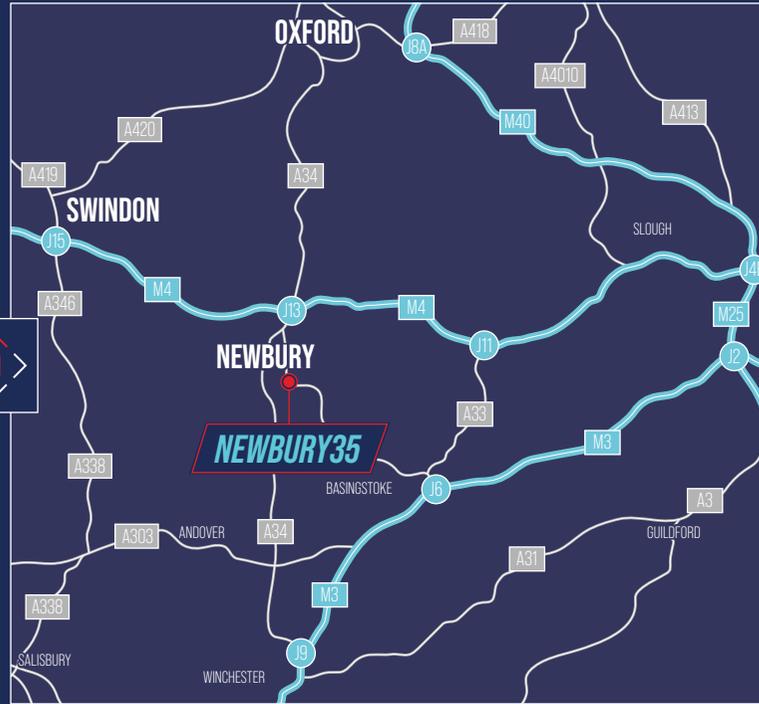
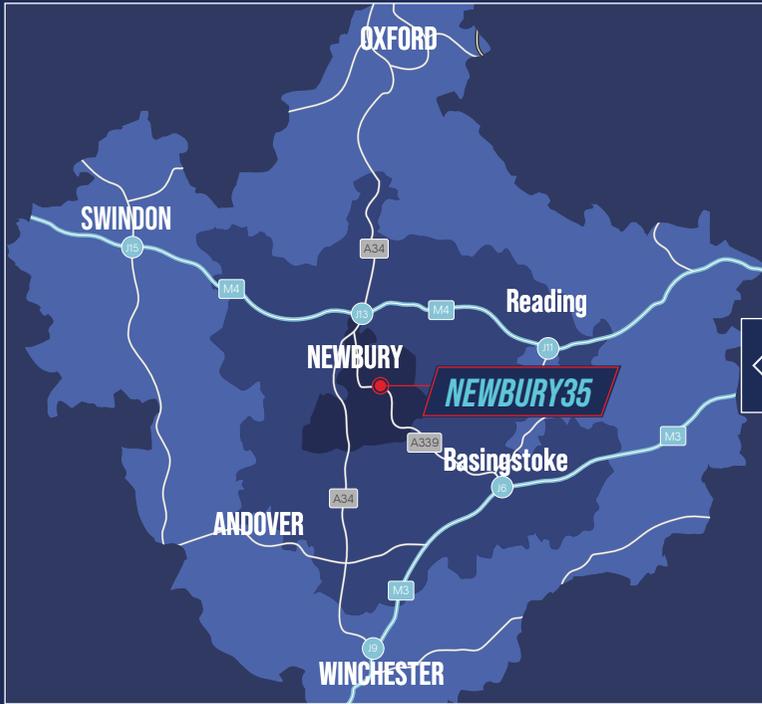


Power Supply
220KVA

LOCAL OCCUPIERS

- 1 Screwfix
- 2 Tesco
- 3 Dunelm
- 4 B & Q
- 5 DLG Auto Services
- 6 Travis Perkins
- 7 City Plumbing
- 8 Kosnic Lighting
- 9 Sharp's Autos
- 10 Med Rescue Group





DRIVE TIMES

A34/A339	3 Miles
M4 J13	4 Miles
M3 J6	18.6 Miles
M25	44.5 Miles
Reading	16.2 Miles
Basingstoke	16.9 Miles
Oxford	28 Miles
London	61.1 Miles

*Google Maps

 0-15 mins
 15-30 mins
 30-45 mins



76,216

Population within
15 Minutes

*Smappen

540,593

Population within
30 minutes

2,103,808

Population within
45 Minutes

LOCATION

Newbury, in West Berkshire, is centrally located in the M4 corridor, and situated approximately 53 miles west of Central London, and 25 miles south of Oxford. The town benefits from excellent road communications being situated at the intersection of the M4 (Junction 13) and the dual carriageway A34/A339 which is the key route between Southampton and the South Coast, with Oxford, Birmingham and the Midlands to the north. Newbury Station provides excellent rail links with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

*Google Maps

R614 5SH
W3W LINKS: ///KEEP.PANIC.FUNNY

EPC

Available upon request

TERMS

Quoting terms available upon request.

VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



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