

NEWBURY



Unit B1, Hambridge Road
Industrial Estate, RG14 5SS

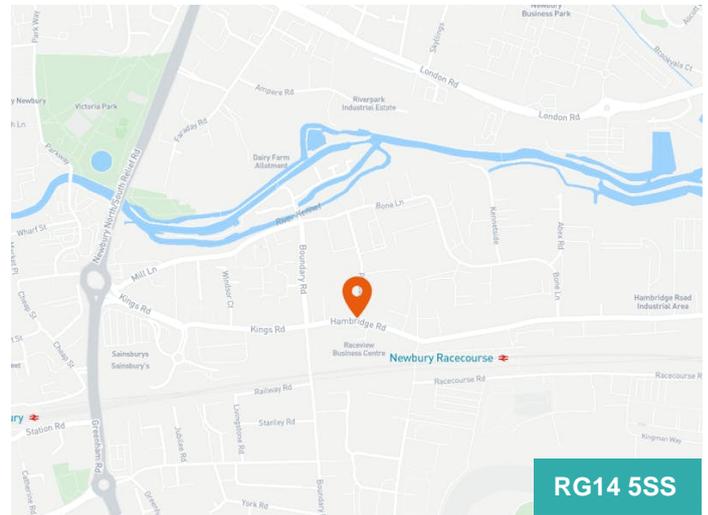


INDUSTRIAL / WAREHOUSE TO LET

4,869 SQ FT

- 7 min walk (0.3 miles) from Newbury Racecourse train station
- 8 min drive (4.3 miles) from M4, Junction 13
- 7 min walk (0.3 miles) from Sainsburys Supermarket & Petrol Station
- Newly refurbished Q1 2026

Newly Refurbished Industrial/Warehouse Unit with Yard Available [vailwilliams.com](https://www.vailwilliams.com)
To Let



Summary

Available Size	4,869 sq ft
Rent	£14 per sq ft
Rates Payable	£6.90 per sq ft Based on April 2026 valuation
Rateable Value	£60,500
EPC Rating	Upon enquiry

Description

Unit B1 is a fully refurbished warehouse unit offering a clear internal height of 5.50m and an apex height of 6.9m. The space benefits from a full height roller shutter door for efficient loading and unloading, along with a bright, newly redecorated warehouse featuring sealed floors and ample roof lights.

The unit includes modern refurbished offices with LED lighting, air conditioning and excellent natural light.

Location

The industrial unit is 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, the unit benefits from easy public transport links, making it highly accessible for employees and clients alike. Additionally, the unit is 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,869	452.34	Available
Total	4,869	452.34	

Viewings

Strictly By Appointment with the sole letting agents.

Terms

The unit is available to let on the basis of a new lease for a term of years to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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