

PRELIMINARY PARTICULARS

GREENHAM BUSINESS PARK, NEWBURY, RG19 6HW



Grade A Warehouse with Ancillary Offices
To be Constructed

36,600 sq ft

TO LET

Tel: 01635 282566

IMPORTANT:



Location

Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (J13) and the A34 which links the south coast with the north.

Greenham Park is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

Description

Detailed plans have been prepared for a building which will provide approximately 36,600 sq ft of high quality Grade A warehouse/workshop accommodation with ancillary offices. The plans are capable of being adapted and this represents an extremely rare opportunity for the occupying tenant to have a building constructed to their precise requirements.

The property is to be constructed on an extremely prominent site in the centre of the Business Park. It is totally self-contained and will provide a high-profile property with a secure yard and goon on-site car-parking.

Amenities

- Minimum eaves of up to 15m
- Warehouse floor loading of 50kn/msq
- 3 phase power supply providing 600kva
- Motorised roller shutter doors
- High quality office fit out to include LED lighting, raised floors and gas central heating
- Secure yard
- Attractive landscaped grounds on prominent site
- Breeam Rating – Good/Very Good

Accommodation

As an illustration of what could be constructed on site, the plans suggest the following breakdown of space:

Warehouse	31,000 sq ft
Two storey Office	5,600 sq ft
Total	36,000 sq ft

Tenure

The property would be let on a full repairing and insuring lease for a minimum of 15 years with 5 yearly upward only rent reviews.

Rent

Upon application – rent will be dependent on the final specification required by the tenant.

Legal Fees

Each party will be responsible for their own legal fees.

Further Information/Viewing

For further information or an inspection of the site, please contact the joint sole agents:

Richardson Commercial
Paul Richardson
T: 01635 282566
E: paul@richardson-commercial.co.uk

Or
 Deal Varney 01635-550211

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Subject to Contract