
Altitude

Main Street, Greenham Business Park,
Newbury, RG19 6HN
[///struts.action.easily](http://struts.action.easily)

33,117 sq ft / 3,077 sq m

Industrial warehouse accommodation
with air-conditioned offices





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A high-quality Grade A warehouse/ industrial unit with air-conditioned office accommodation. The property is fully self-contained and occupies a prominent site in the centre of the business park.

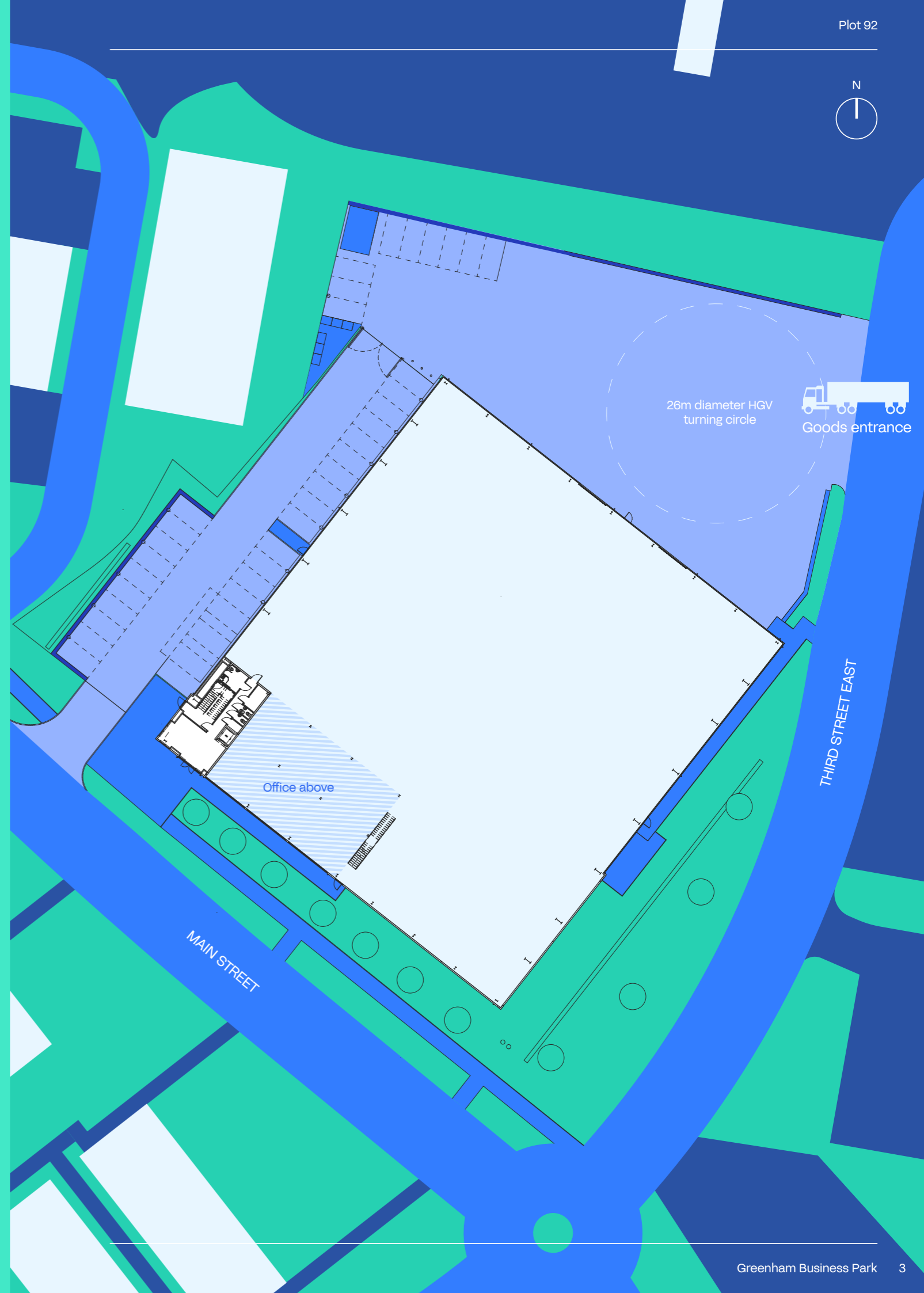
The property benefits from a secure yard, allocated on-site car parking including EV charging provisions and bike storage.

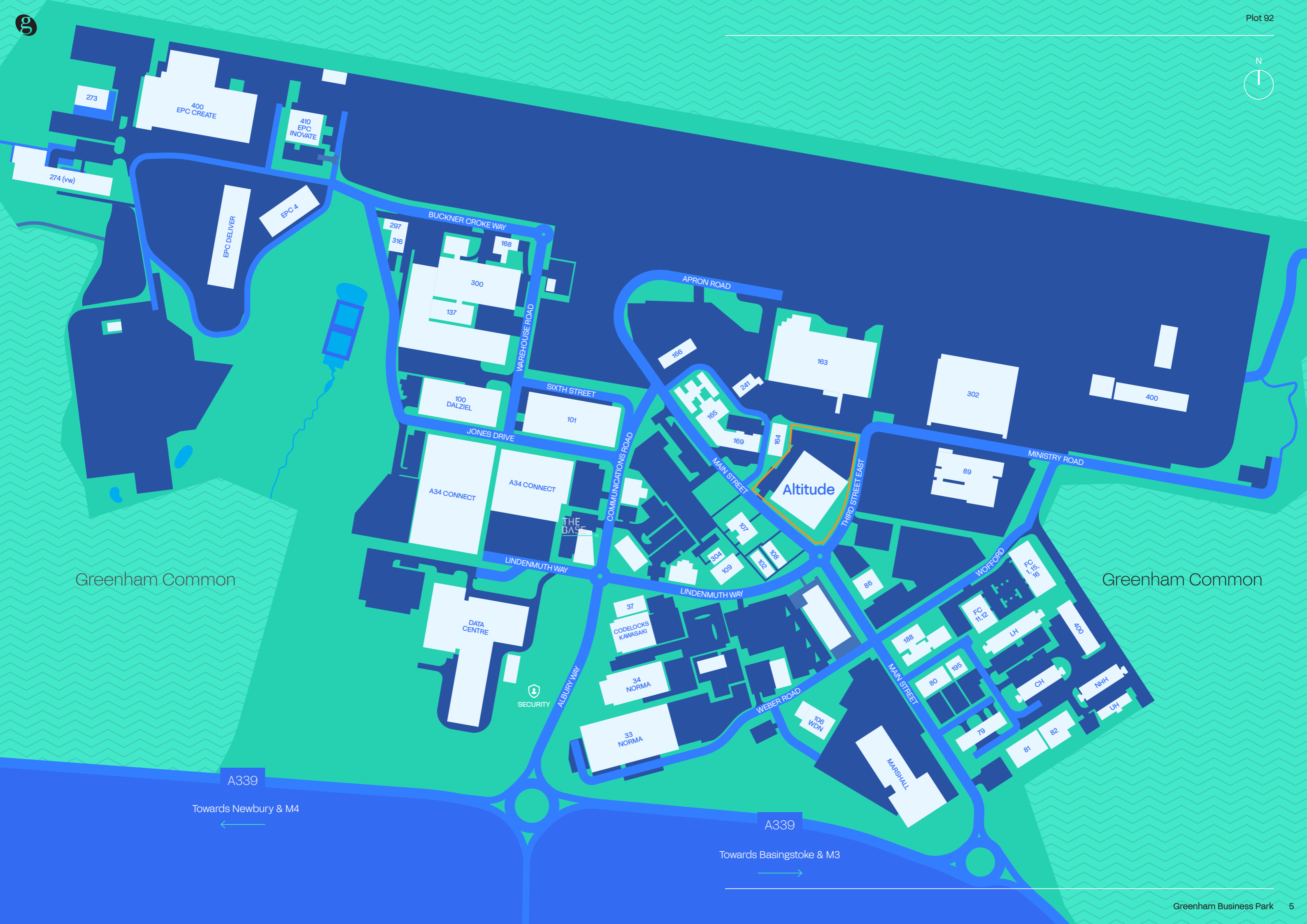
Accommodation

Warehouse	Two storey office	Core	Total
28,817 sq ft	3,304 sq ft	996 sq ft	33,117 sq ft
2,677 sq m	307 sq m	93 sq m	3,077 sq m

Specification includes:

<p>Minimum eaves height of 10m</p>	<p>High quality office fit out to include LED lighting and raised floors.</p>	<p>Warehouse floor loading of 50kn/msq</p>	<p>Secure yard</p>
<p>3 phase power supply providing 550 kva</p>	<p>Air-conditioned offices</p>	<p>2 x full-height motorised roller shutter doors</p>	<p>Targeted BREEAM Rating - Very Good</p>
<p>Targeted EPC B</p>	<p>36 car parking spaces including 3 disabled parking bays</p>	<p>16 x dual EV charging points</p>	<p>Attractive landscaped grounds situated on a high profile site</p>





Greenham Common

Greenham Common

A339

Towards Newbury & M4

A339

Towards Basingstoke & M3

Communications & Demographics

Greenham Business Park sits on the outskirts of Newbury, located in central southern England on the crossroads of the M4 (East/West) and A34 (North/South).

Set just off the A339, the A34 is just 4 miles away with M4 J13 only 7.7 miles to the north. There are also strong rail links, with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

Newbury:

486,500

Economically active population

Population	Population	Population
76,200	540,500	2,104,000
Within 15 mins	Within 30 mins	Within 45 mins

7.9% of West Berkshire's working population are employed in the Manufacturing Industry

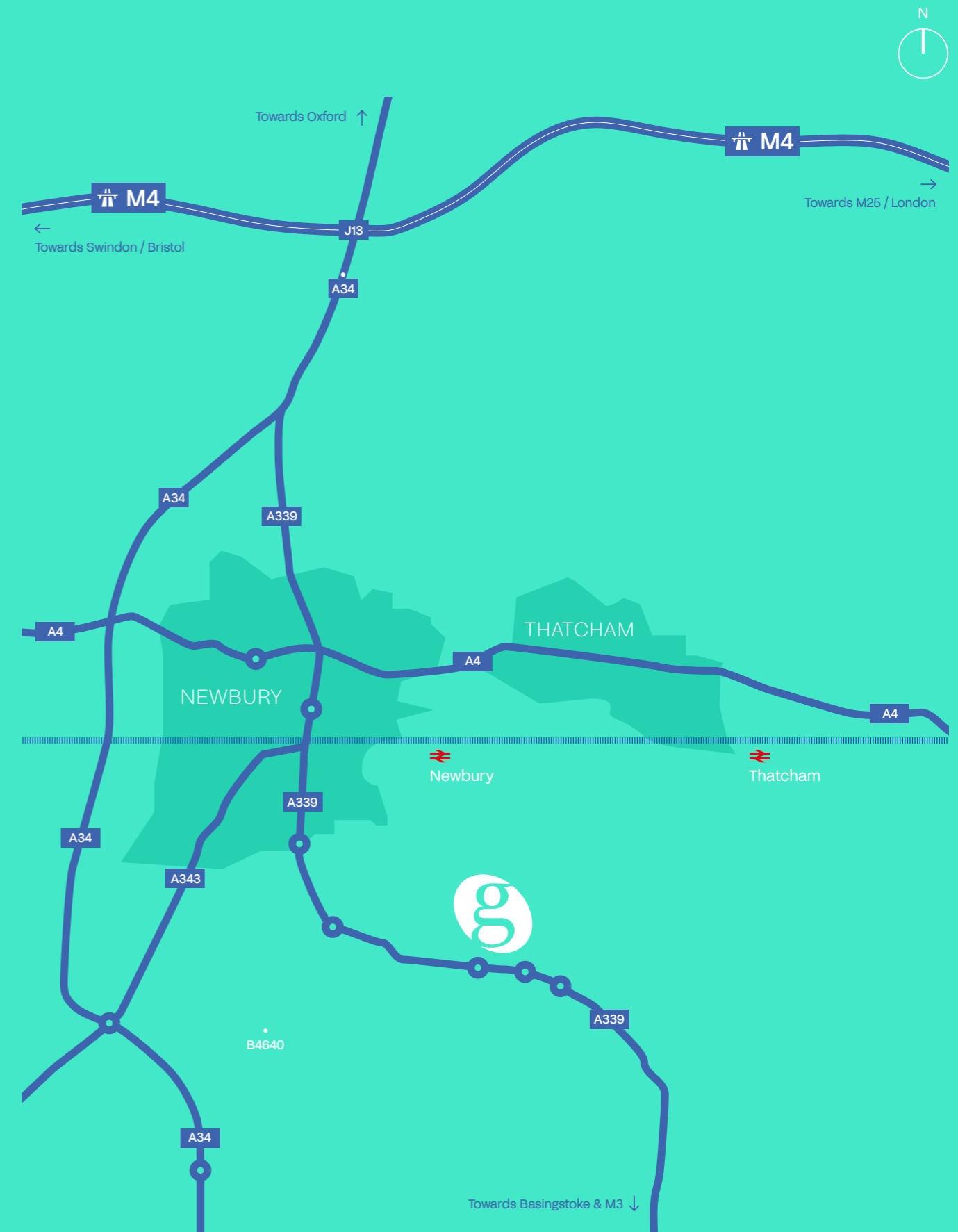
5.1% of West Berkshire's residents are Process Plant and Machine Operatives

Connectivity

RAIL	TIME
Basingstoke	10 Mins
Reading	22 Mins
Oxford	65 Mins
London	58 Mins
Swindon	63 Mins
Southampton	93 Mins

ROAD	DISTANCE	TIME
Newbury	3.9 Miles	9 Mins
Thatcham	5.1 miles	14 Mins
Basingstoke	12.4 Miles	18 Mins
Reading	16.7 Miles	33 Mins
Swindon	32.0 Miles	43 Mins
Oxford	31.0 miles	40 Mins
Southampton	38.4 miles	46 Mins
London	63.8 miles	90 Mins

AIRPORTS	TIME
Southampton	40 Mins
Heathrow	50 Mins
Gatwick	75 Mins



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Misrepresentation Act 1967

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