

Unit D Kennetside Industrial Estate

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Bone Lane, Newbury, RG14 5PX
///bleak.until.trade

Modern industrial / warehouse unit
31,672 sq ft

To be comprehensively refurbished

Available Q4 2024



Kennetside

The estate is an established warehouse / industrial location situated to the East of Newbury Town Centre.

Unit D is a self-contained free-standing workshop/warehouse property incorporating ground and first floor offices. The unit benefits from ample car parking spaces. This estate is set within a well established commercial location with high profile local occupiers including Screwfix, Travis Perkins and Tool Station. The site is half a mile from A339, which connects directly to J13 of M4, 4 miles to the north.



Accommodation

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}
D	24,848	3,413	3,411	31,672

*Gross Internal Area

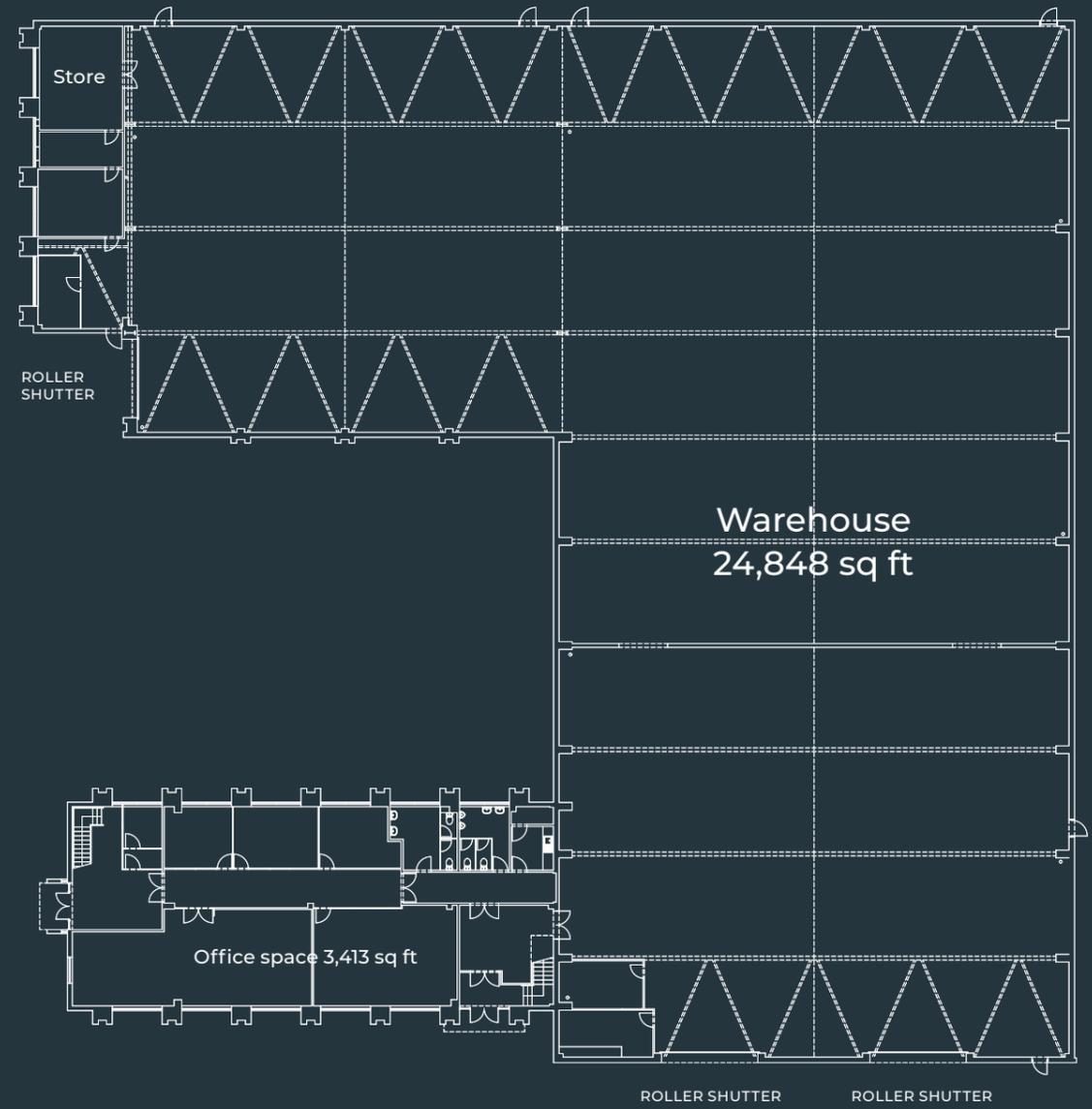
Specification

- LED lighting
- Translucent roof panels
- Target EPC rating 'B'
- Air source heat pump
- 3 level access loading doors
- Exceptional car parking
- Three phase power
- 5m eaves height
- Mains gas
- Office space

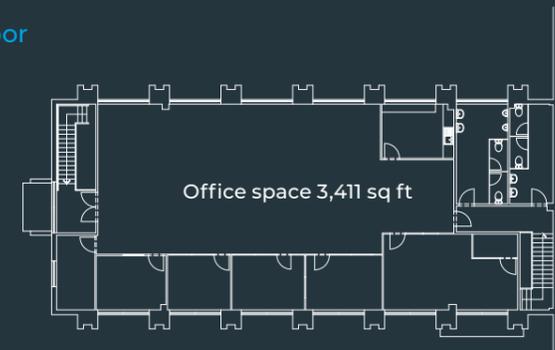


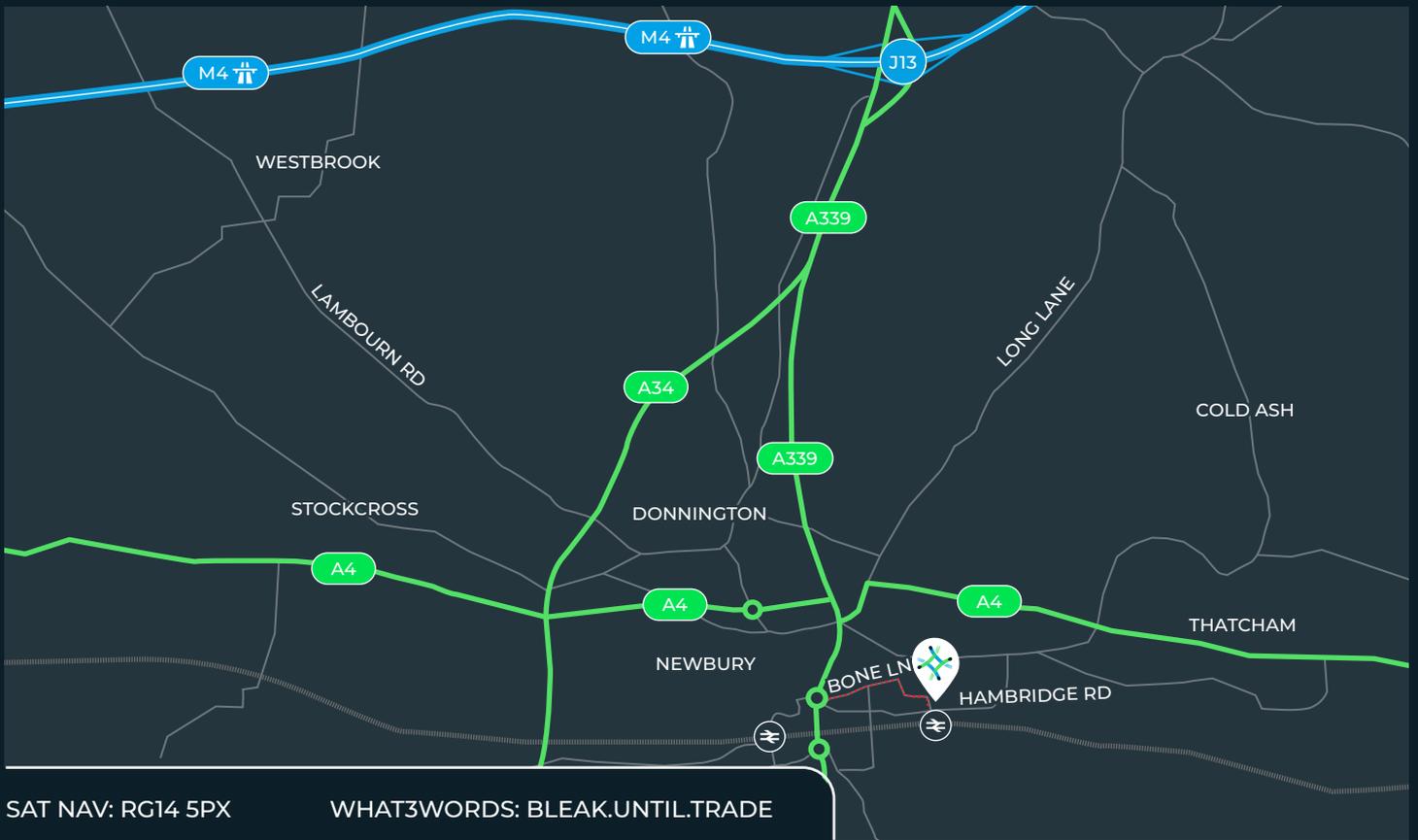
Floorplan

Ground floor



First floor





SAT NAV: RG14 5PX

WHAT3WORDS: BLEAK.UNTIL.TRADE

Strategic logistics location

Kennetside is located off Bone Lane which is in the heart of Newbury's most established industrial estate. It is situated approx. ½ mile to the east of Newbury Town Centre and can be accessed from the A339 which runs North South through the town or from the A4 which runs East West and connects with Thatcham 4 miles to the East.

	miles	mins		mins		miles	mins
M4	5	11	N'Bury Racecourse	14 (walk)	Reading	21	35
M3	19	31	Newbury	6	Bristol	66	1hr 10
M40	44	53	Thatcham	13	London	61	1 hr 34
M25	44	54	London Paddington	52	Birmingham	104	1 hr 45

Please contact us for further information:

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Availability & terms

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

Service charge

Payable for upkeep of common parts.

VAT

To be levied.

Rental

Available on request.

Unit D, Kennetside Industrial Estate
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