



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE

**TO LET**



# UNIT 12 BONE LANE

Newbury Berkshire RG14 5SH

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	5,599 SQ FT (520 SQ M)

## KEY POINTS

- > To be fully refurbished
- > Large yard with two gates
- > 2 Large loading doors
- > Good power supply
- > 4.85m clear internal eaves height
- > Open plan first floor office



## Location

The subject property is situated on Bone Lane, which is accessed directly from the A339 via Mill Lane. Bone Lane links to the B3421 Hambridge Road and the two roads comprise the main industrial area within Newbury. Hambridge Road provides direct access to the A339, the main arterial route servicing Newbury from the M4 motorway to the north. There is also a link from Bone Lane to the A339 via Mill Lane.

what3words ///craft.ruled.safe

## Description

A rarely available detached unit that once refurbished will benefit from an "in & out" yard / parking area. It has a clear internal height of 3.25m and one ground level loading door.

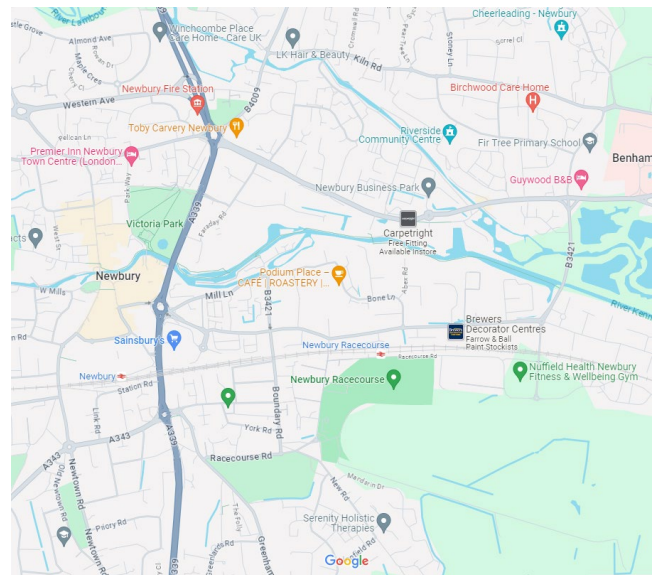
## Specification

- To be fully refurbished
- New roof with translucent roof panels
- 2 Large electric roller shutter loading doors
- Clear internal height of 4.85m
- 3-Phase power supply
- Open plan first floor office
- uPVC double glazed windows
- LED lighting

## Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / Warehouse	2,835	263
GF Under Croft / Ancillary	1,390	129
1 <sup>st</sup> Floor Offices	1,374	128
<b>Total</b>	<b>5,599</b>	<b>520</b>



## Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act. A rent deposit is required from all tenants.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Energy Performance Asset Rating

EPC Rating: E:123 (To be reassessed)

## Business Rates

The Rateable Value for the property is £45,500.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view. Joint Agent: Quintons 01635 551441



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