RIVERPARK
INDUSTRIAL ESTATE

Ampere Road | Newbury | Berkshire **RG14 2DQ**

INDUSTRIAL / WAREHOUSE UNITS **TO LET**

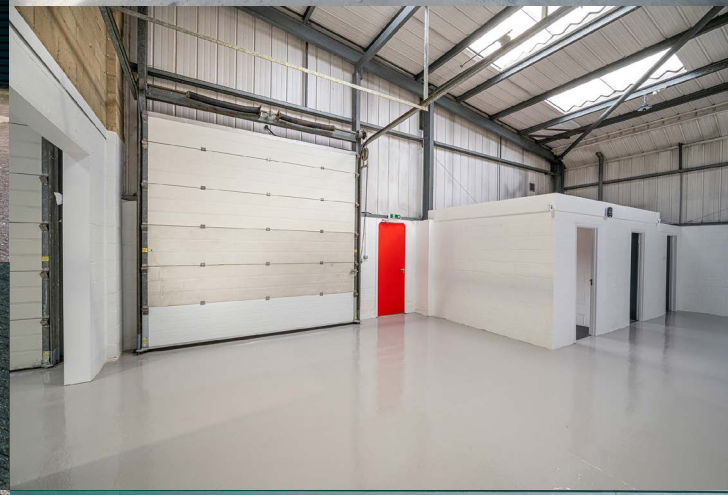
Available separately or in combinations **from 2,363–8,309 sq ft** (219.5–771.9 sq m)

<1 mile from Newbury Town Centre

Good access to M4 J13

Refurbished units

RIVERPARK INDUSTRIAL ESTATE COMPRISES
22 LIGHT INDUSTRIAL/WAREHOUSE UNITS
ON AN ESTATE OF 6.5 ACRES

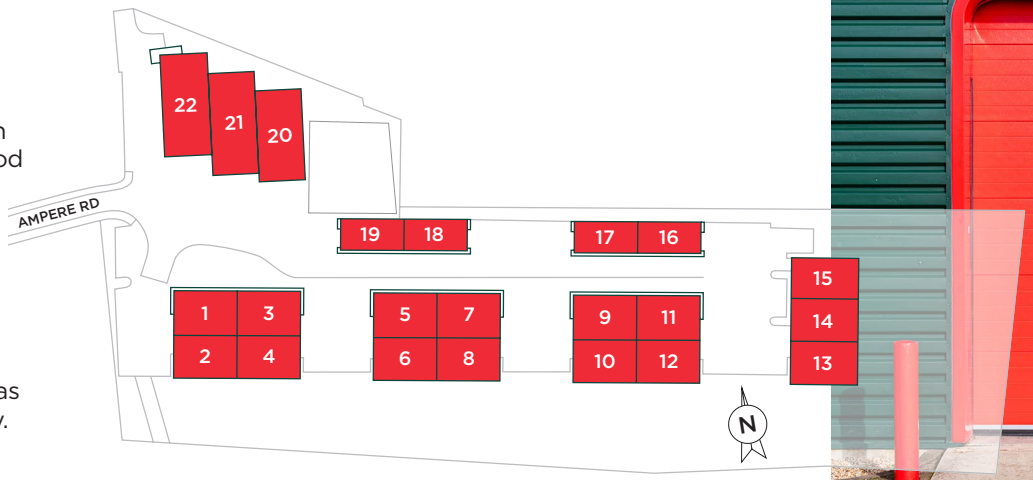


LOCATION

Riverpark Industrial Estate is located at the end of Ampere Road, one of the main roads off the London Road Industrial Estate located close to the Robin Hood Roundabout on the A4 and can also be accessed via the new slip road on the A339.

Road communications are excellent with Junction 13 of the M4 motorway easily accessible providing direct communications with London, Heathrow Airport and the national motorway network.

There are large Tesco and Sainsbury supermarkets, as well as various other retail and food outlets close-by.



ACCOMMODATION

Contact the joint sole agents for latest availability.

TERMS

On application.

LED LIGHTS

ROLLER SHUTTER DOORS

4M EAVES HEIGHT

ALLOCATED PARKING SPACES

3-PHASE POWER

WCS

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LEGAL COSTS / VAT

Each side is to bear their own legal and professional costs. VAT is applicable.

ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents for further information or to make an appointment to view.

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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. March 2025.

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INDUSTRIAL ESTATE
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Availability Schedule

UNIT	SIZE (sq ft)	QUOTING RENT (per annum exc.)	RATES PAYABLE (per annum)	ESTATE CHARGE (per annum)	AVAILABILITY
2	2,363	£31,310	£9,333	£2,528	Available
4	2,363	£31,310	£9,333	£2,528	UNDER OFFER
12	2,375	£31,470	£10,368	£2,541	Available
21	4,182	£52,275	£14,688	£4,475	Available

For further information please contact the joint sole letting agents:

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