

TO LET



UNIT E KENNETSIDE

Bone Lane Newbury Berkshire RG14 5PX

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	15,347 SQ FT (1,426 SQ M)

KEY POINTS

- > To be refurbished
- > Level access loading door
- > 5m min. eaves height
- > Excellent parking / securable yard
- > Easy access to J13 of M4 motorway

Location

Kennetside is located off Bone Lane in the heart of Newbury's most established industrial estate. It is situated approx. ½ mile to the east of Newbury Town Centre and train station, accessed from the A339 which runs North South through the town from J13 of the M4 motorway, or from the A4 which runs East West and connects with Thatcham 4 miles to the East.

what3words//horns.narrow.treat

Description

Unit E comprises a self-contained detached industrial / warehouse unit incorporating offices. The unit benefits from excellent car parking, the rear area of which could be turned into a secure yard. This estate is set within the established commercial location with high profile occupiers including Screwfix, Travis Perkins and Tool Station.

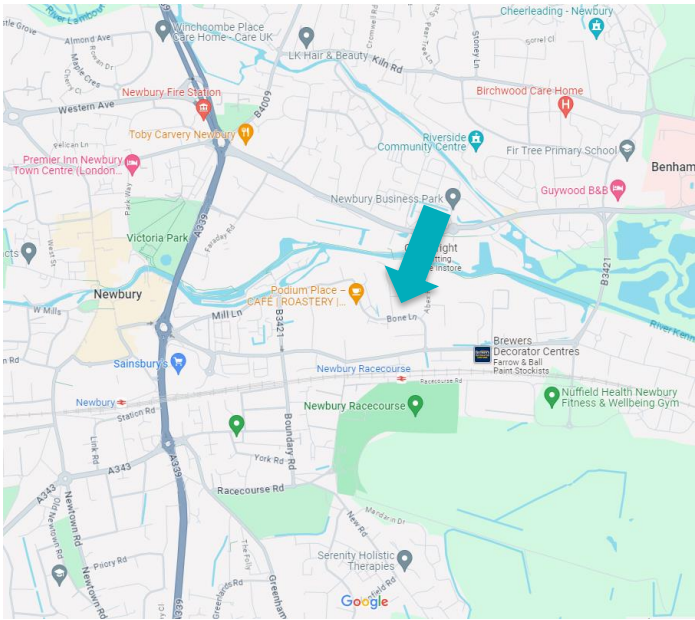
Specification

- Level access loading door
- 5m min. eaves height
- Three phase power
- LED lighting
- Translucent roof panels
- Exceptional car parking

Accommodation

The Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Industrial / Warehouse	5,878	546.10
Under Croft Storage	3,474	322.77
Ground Floor Office & WCs	1,260	117.01
1 st Floor Front Office, Breakout & WCs	2,126	197.46
1 st Floor Side Office	2,609	242.38
Total	15,347	1,425.77



Terms

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

Legal Costs / VAT

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

Energy Performance Asset Rating

Targeting EPC Rating B following refurbishment.

Business Rates

The Rateable Value for the property is £119,000.

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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