Whitmarsh Lockhart

TO LET

8B Arnhem Road

Newbury, RG14 5RU

SEMI DETACHED LIGHT INDUSTRIAL/WAREHOUSE

6,933 sq ft
(644.10 sq m)

- CURRENTLY FITTED FOR FOOD PREPARATION
- CHILL AND COLD STORAGE
- 5.3M MINIMUM EAVES
- 2 LOADING DOORS
- LOADING CANOPY
- 3 PHASE POWER

8B Arnhem Road

Newbury, RG14 5RU

Summary

Available Size	6,933 sq ft / 644.10 sq m
Rent	£86,950 per annum
Rateable Value	£43,750
Rates Payable	£21,831.25 per annum
EPC	E (106)

Location

Unit 8B is situated on Arnhem Road, just off Hambridge Road, B3421, which provides direct access to the A339, the main arterial route linking Newbury to M4 motorway at J13 to the north. Along with Bone Lane, Hambridge Road forms the main industrial and employment area in Newbury.

The wider estate has a mix of trade, light industrial, retail and motor trade occupiers, including Stryker, Euro Car Parts, Wickes, Jewson, Screwfix & Toolstation.

///what3words

https://what3words.com/meals.grapes.spins

Description

The property is situated at the north eastern end of Arnhem Road, to the rear of Power Solve, the building is of steel portal frame construction with brick clad elevations.

The premises are currently fitted as a commercial food preparation facility, with chill and cold storage fit out, with mezzanine offices. The current fit out could retained, subject to an agreement with the landlord and outgoing tenant. Alternatively, the premises will be returned to an industrial warehouse with ground floor WC facilities and reception offices.

Internally, the warehouse has minimum clear eaves height is 5.3m. There are two loading doors in the rear elevation, measuring 3m (w) x 3.2m (h) & 4.6m (w) & 4.5m (h). The larger loading door has a covered loading canopy. There is a mains gas connection and a 3-phase electrical power supply.

Externally there allocated parking and service/loading area for several vehicles. The premises are due to be refurnished.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Warehouse including WC's and Reception/Offices	6,933	644.10
Total	**6,933**	**644.10**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.

Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/09/2026