HORIZON WEST

POOL & KENNET HOUSE

NEWBURY, RG14 5XF

PROMINENT NEWBURY
WAREHOUSE TO LET
22,070 - 44,229 SQ FT

Vail Williams

Knight Frank

LOCATION

HORIZON WEST IS LOCATED ON HAMBRIDGE ROAD WHICH IS REGARDED AS THE MAIN INDUSTRIAL HUB IN NEWBURY.

Hambridge Road is approximately 1 mile to the east of Newbury Town Centre which is accessible via the A339. The A4 is half a mile away and provides ease of access to J12 of the M4, whilst the A34 road connection provides a north / south access to the M40 and M3 respectively. Newbury train station can be located 1 mile west of Horizon West which provides direct train services to London Paddington in under an hour. Newbury Racecourse train station is also located less than a half a mile from the property.

ROAD

	Drive Time (Mins)	Distance (Miles)
M4 (Junction 13)	13	5
Basingstoke / M3 (Junction 6)	30	16
Reading	37	19
Bristol	75	60
Central London	84	70

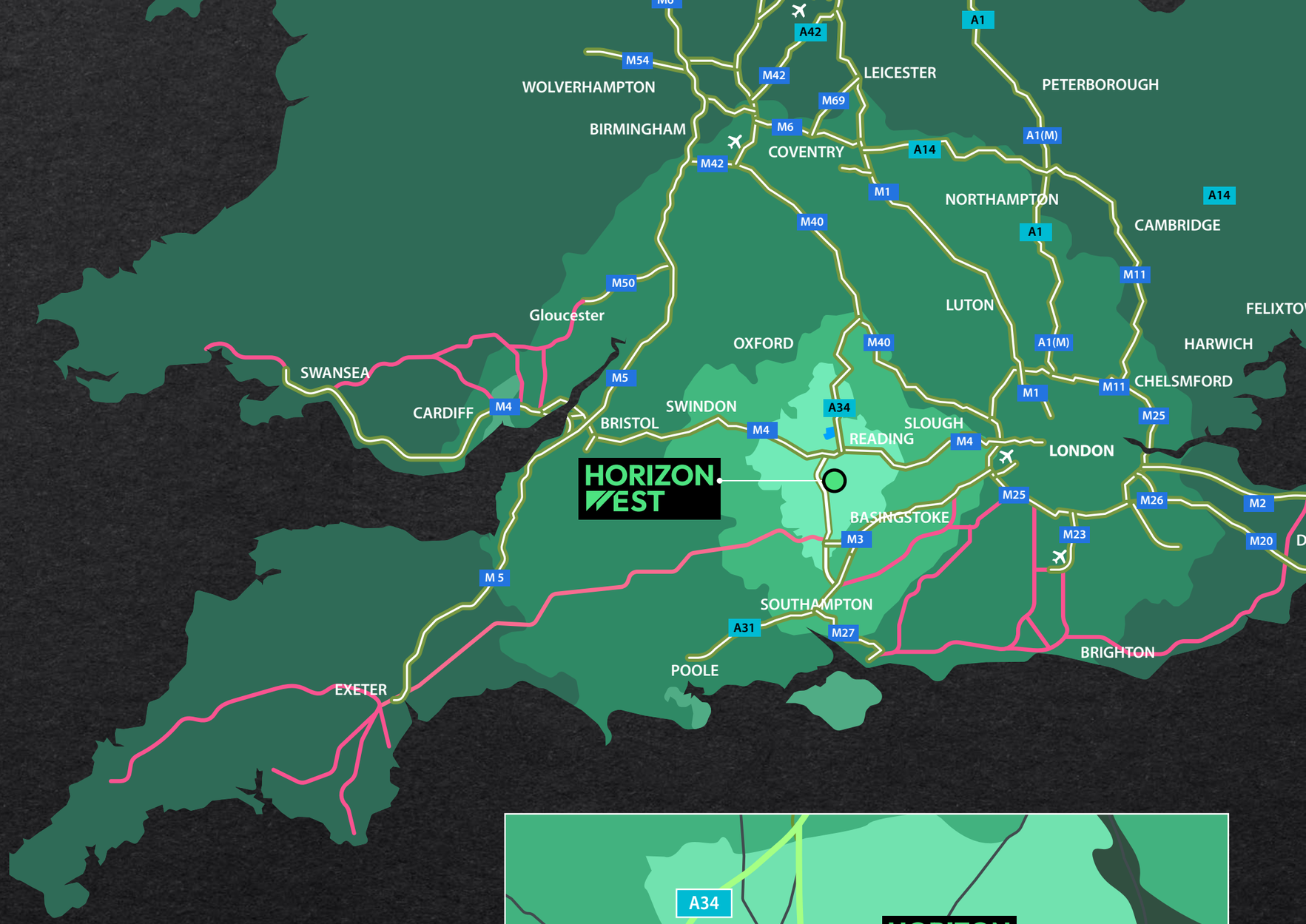
AIRPORTS

	Drive Time (Mins)	Distance (Miles)
Southampton Airport	50	38
London Heathrow Airport	56	44
London Luton Airport	78	76
London Gatwick Airport	84	84

RAIL TERMINALS

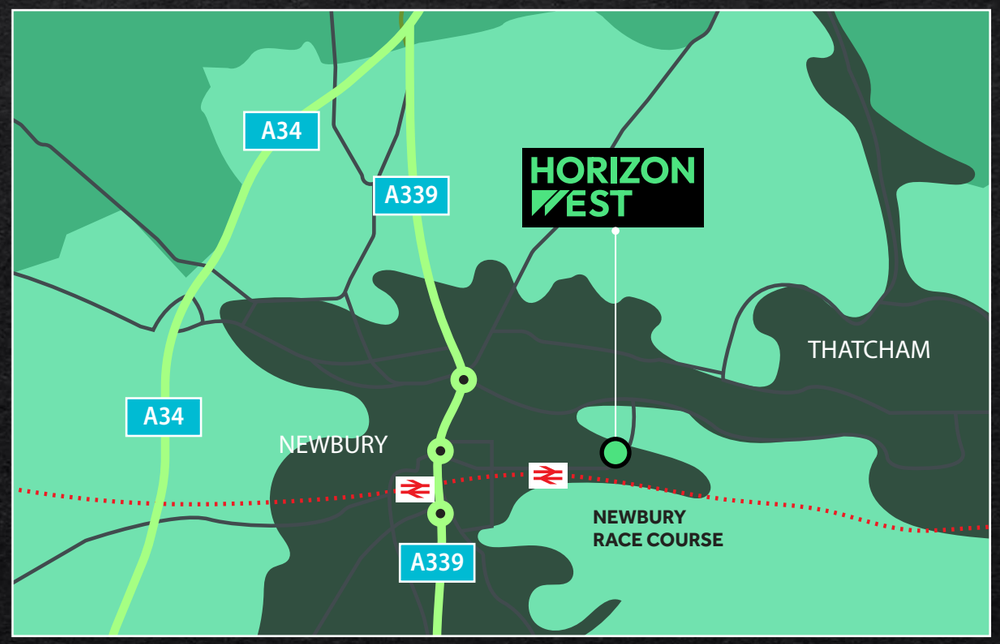
	Travel Time (Mins)
Newbury Station	4
Southampton Central Station	90
London Paddington Station	58

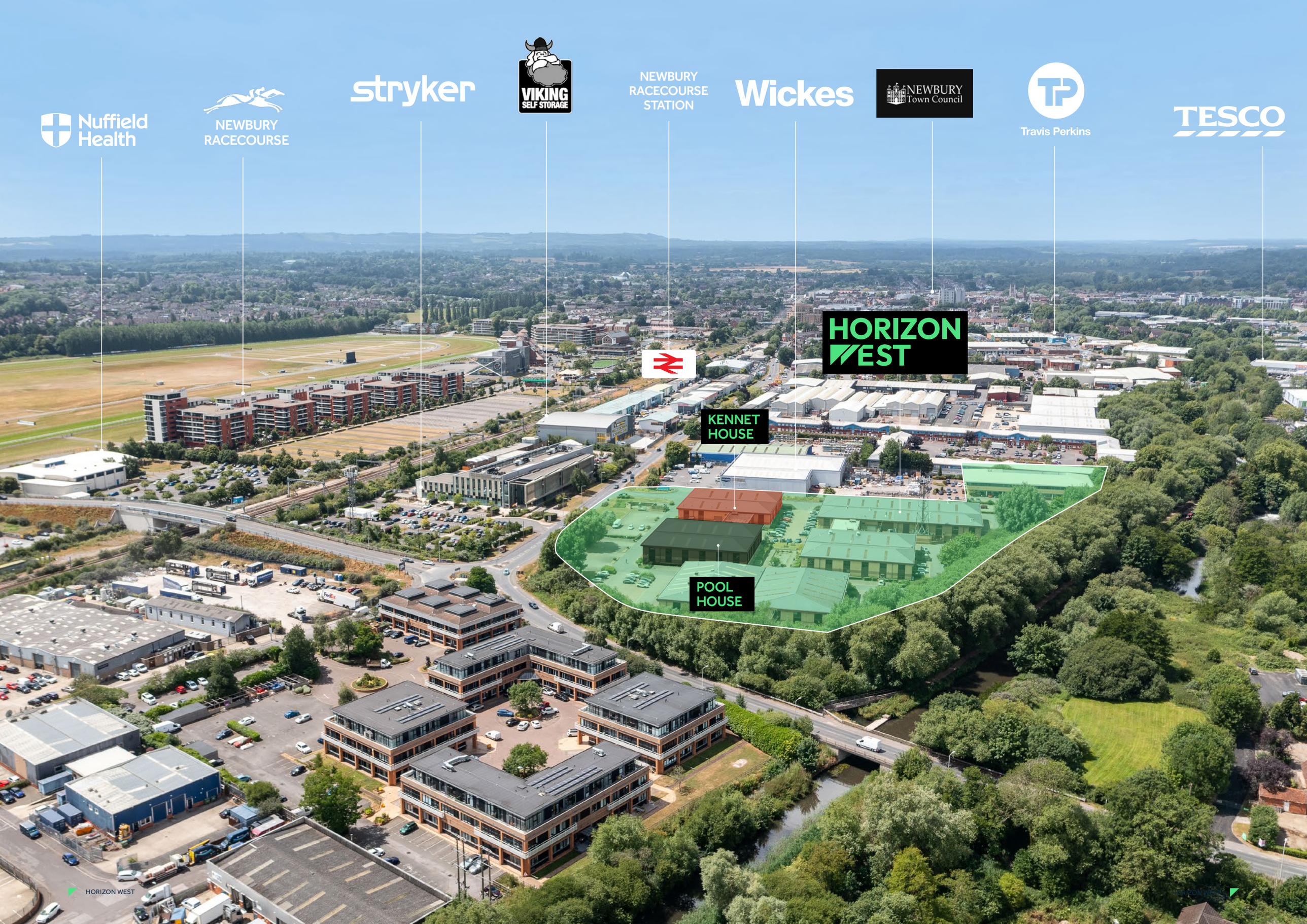
* From Newbury Racecourse Station



Drive Time (Mins) From HORIZON WEST

- 0 - 30
- 30 - 60
- 60 - 120




Nuffield Health
NEWBURY RACECOURSE
stryker
VIKING SELF STORAGE
NEWBURY RACECOURSE STATION
Wickes
NEWBURY Town Council
Travis Perkins
TESCO
HORIZON WEST
KENNET HOUSE
POOL HOUSE



SPECIFICATIONS

Pool and Kennet House are two-storey semi-detached industrial warehouses with ancillary office space on the first floor. The property is fronting the established Horizon West Business Park which benefits from landscaped grounds including an ornamental pond creating a friendly working environment.

- Raised Access Floors
- 3 Phase Power
- Roller Shutter Door 3.5 (W) X 4.5 (H)
- Air Conditioning
- 7.1m Clear Internal Eaves
- 81 Parking Spaces For Both Units
- Shower Facilities
- Suspended Ceilings













ACCOMMODATION

POOL HOUSE

FLOOR GIA	USE	AREA SQ M	AREA SQ FT
FIRST	Office	478.5	5,151
GROUND	Office	122.5	1,319
	Warehouse	1,449.3	15,600
	Sub Total	**1,571.8**	**16,919**
	OVERALL TOTAL	**2,050.3**	**22,070**

KENNET HOUSE

FLOOR GIA	USE	AREA SQ M	AREA SQ FT
FIRST	Office	484.2	5,212
GROUND	Office	123.1	1,325
	Warehouse	1,451.3	15,622
	Sub Total	**1,574.4**	**16,947**
	OVERALL TOTAL	**2,058.6**	**22,159**

NEXT STEPS

EPC
EPC is a B rating for both buildings.

LEGAL COST/ VAT
Each party to bear their own costs.
Rents are quoted exclusive of VAT which will be payable.

AML
In accordance with AML regulations, Vail Williams LLP & Knight Frank will undertake ID checks for all successful tenants where legislation requires us to do so.

TERMS
The property is available to let on terms to be agreed.
Rent on application.

CONTACT
Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams & Knight Frank team below.

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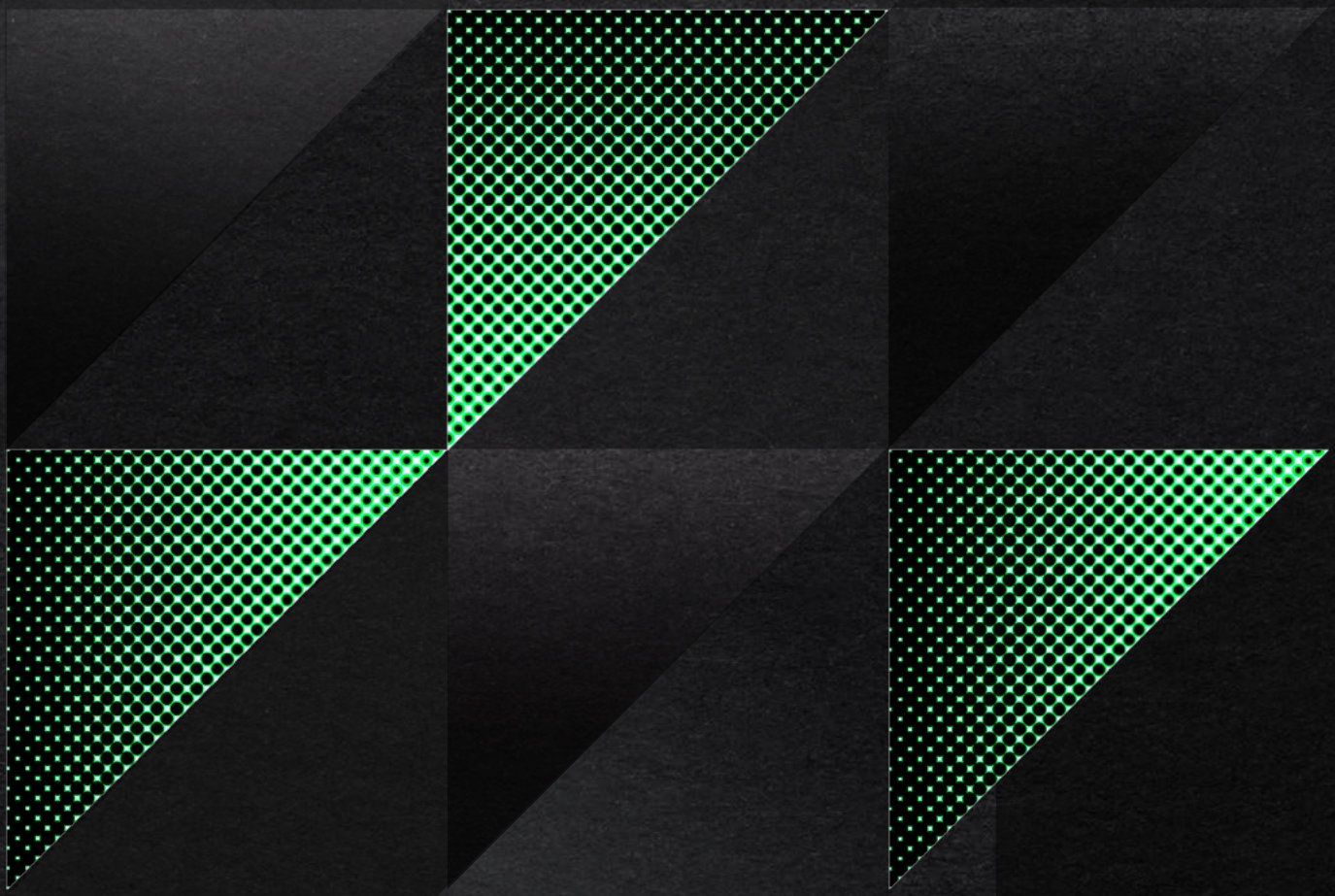
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Brochure designed by UPPERLOOK.COM

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