

# TO LET

**31 Turnpike Road  
Newbury  
RG14 2NX**



## LOCATION

The property is situated in a prominent position on Turnpike Road, close to Newbury town centre. Turnpike Road gives access to the town centre and the A339 which connects to J13 of the M4 only 4 miles to the North.

## DESCRIPTION

The property comprises three storey offices to the front, with warehouse, production, storage and further offices accommodation to the rear.

The site comprises of a mix of office, production and warehouse space totalling 101,377 sq ft. The property is situated on a site of 6.29 acres providing a low site density of 37%.

- 316 Car parking Spaces
- 2 Roller Shutter Doors
- Modern office and production space

## Transport

## Distance

Newbury	2 miles
Basingstoke	16 miles
Reading	23 miles
Oxford	27 miles

Source: Google Maps

## LOCATION MAP



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## TERMS

The property is available on a sub-lease or assignment in whole or in part.

## RENT

The passing rent for the property is £10.20 per sq ft.

## RATEABLE VALUE

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at. Interested parties should enquire with the Local Authority for further information.

## SERVICE CHARGE

Upon application.

## EPC

Upon application.

## VAT

Vat is applicable to the rent and any other outgoings.

## PROMAP

For indicative purposes only



## ACCOMODATION

OFFICE	GIA (sq ft)	GIA (sq m)
GF Reception	749	69.55
GF Builders Managers area	478	44.45
Ground Floor Office	26,322	2,446.34
First Floor Office	19,429	1,804.97
Second Floor Office	12,613	1,171.83
<b>SUB-TOTAL</b>	<b>59,601</b>	<b>5,537</b>

INDUSTRIAL	(sq ft)	(sq m)
GF Warehouse / Production	41,776	3,881.11
<b>SUB-TOTAL</b>	<b>41,776</b>	<b>3,881.11</b>
<b>TOTAL</b>	<b>101,377</b>	<b>9,418.25</b>

\*All areas are measured on an approximate Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

For more information please contact:

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