

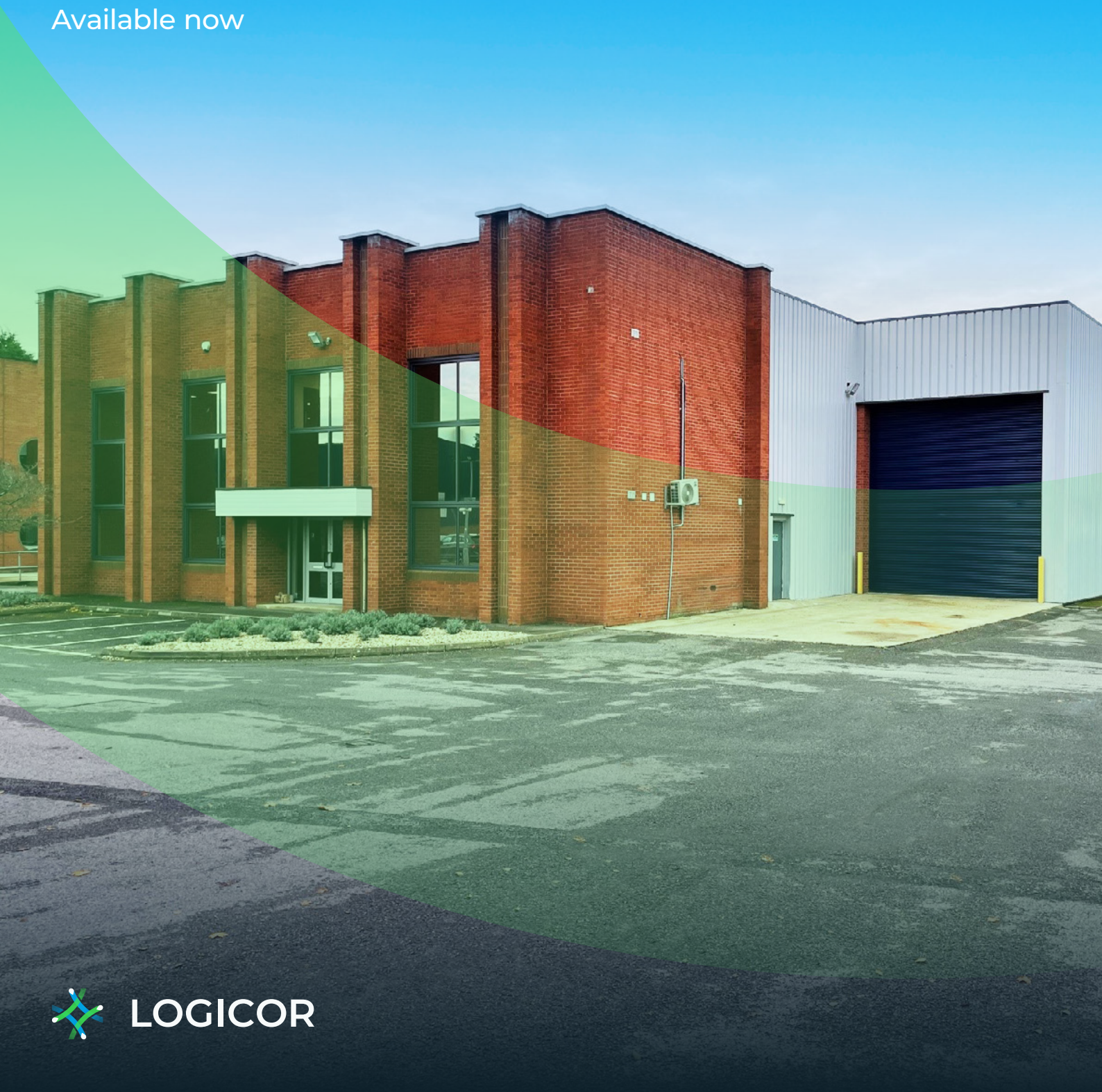
Unit F Kennetside Industrial Estate

LOGICOR.EU

Bone Lane, Newbury, RG14 5PX

Comprehensively refurbished
industrial / warehouse unit
8,546 sq ft

Available now



Kennetside

The estate is an established warehouse / industrial location situated to the East of Newbury Town Centre.

Unit F is a self-contained free-standing workshop/warehouse property incorporating ground and first floor offices. The unit has a secure rear yard and 23 car parking spaces. This estate is set within a well established commercial location with high profile local occupiers including Screwfix, Travis Perkins and Tool Station. The site is half a mile from A339, which connects directly to J13 of M4, 4 miles to the north.



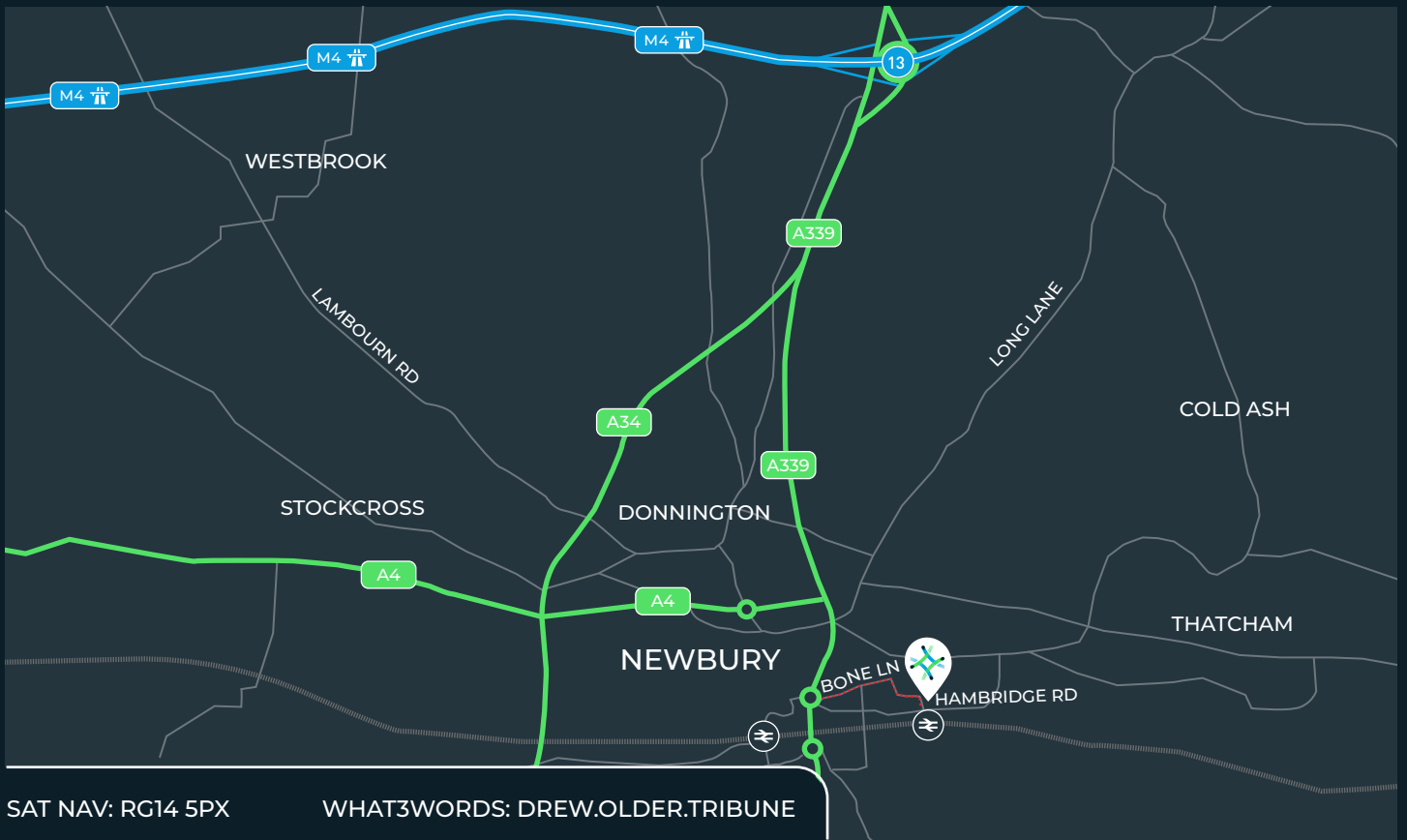
Accommodation

Unit F	Warehouse	GF Office	FF Office	Total
Sq m	328.78	223.33	241.82	793.93
Sq ft	3,539	2,404	2,603	8,546

*Gross Internal Area

Specification

- LED lighting
- Translucent roof panels
- EPC rating 'B'
- Air conditioned
- Level loading door
- 23 car parking spaces
- Three phase power
- c.6m eaves height
- Mains gas
- Office space
- Secure yard
- New roof overlay
- Powered fibre connection
- Large service yard provision




SAT NAV: RG14 5PX


WHAT3WORDS: DREW.OLDER.TRIBUNE

Strategic logistics location

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

	miles	mins
M4	5	11
M3	18.7	31
M40	44.2	53
M25	44.3	54

	mins
N'Bury Racecourse	14 (walk)
Newbury	6
Thatcham	13
London Paddington	52

	miles	mins
Reading	20.7	35
Bristol	65.9	1hr 10
London	61.3	1 hr 34
Birmingham	103.9	1 hr 45

Please contact us for further information:

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Availability & terms

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

Service charge

Payable for upkeep of common parts.

VAT

To be levied.

Rental

Available on request.

Unit F, Kennetside Industrial Estate
Bone Lane, Newbury, RG14 5PX



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