

GREENHAM HUB

GREENHAM BUSINESS PARK

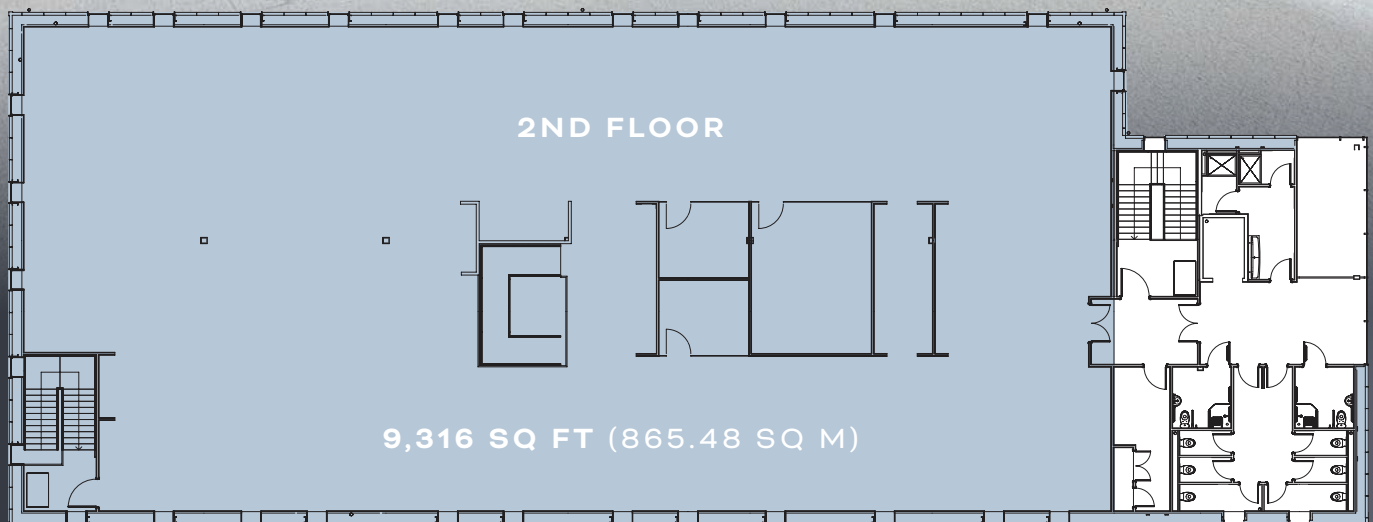


2ND FLOOR GRADE A OFFICE

TO LET

9,316 SQ FT (865.48 SQ M)

6 Lindenmuth Way, Greenham Business Park, RG19 6AD



The Greenham Hub is a purpose built Grade A office building prominently situated on one of the main roads of Greenham Business Park, and close to the park entrance. It is accessed through a full height entrance hall, with a reception desk and access controlled barriers. There are high quality communal areas which include shower facilities, wc's and a lift serving all floors. The floor itself is open plan in construction and has been divided to provide some meeting rooms in the central area together with a breakout area / kitchenette. There is good natural light and the floor benefits from a full air-conditioning system, raised floors, CAT 6 cabling, carpets, window blinds and LED lighting. The building is set in its own landscaped grounds.

TERMS

A new sublease for a term by arrangement subject to upwards only rent review and contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 part II (as amended).

RENT

£19.50 per sq ft exclusive

RATES PAYABLE

£6.90 per sq ft (estimated)

SERVICE CHARGE

TBC

LEGAL FEES

Each party to bear their own costs

EPC

Rating A+ (24)



AIR
CONDITIONED



RAISED
FLOORS



CAT 6
CABLING



37 CAR
SPACES



LIFTS



SHOWERS



ON SITE
SECURITY



RECEPTION



BREAK OUT
FACILITY



LED
LIGHTING



LOCATION

The 150-acre business park is home to approximately 180 businesses. It offers a range of facilities and is surrounded by Greenham Common, 750 acres of trails and rare heathland. Central Newbury is approximately 10 minutes' drive away, Thatcham is 14 minutes and Basingstoke 16 minutes. There is very good access via the A34 / A339 to Junction 13 of the M4 and to the M3, and the A303 to the South Coast.



VIEWINGS



Andy Gibbs
07766 951719
andy.gibbs@bdt.uk.com

Russell Ware
07747 846422
russell.ware@bdt.uk.com



www.quintons.co.uk

Shane Prater
07836 215126
shane@quintons.co.uk

Misrepresentation Act 1967: The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed, and they are expressly excluded from any contract. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. November 2024