



Chartered Surveyors &  
Commercial Property Consultants

## LIGHT INDUSTRIAL UNIT WITH OFFICES

# TO LET

**UNIT 6 , WATERSIDE COURT, BONE LANE  
NEWBURY, WEST BERKSHIRE, RG14 5SH**

**3,181 SQ FT (295.51 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated within the Waterside Court development which is just off Bone Lane, Newbury. From the A339 proceed along Mill Lane, enter Bone Lane, Waterside Court can be found on the left hand side. The property on entering Waterside Court can be found straight ahead.

## **DESCRIPTION**

The property comprises a steel portal framed light industrial unit with profile metal cladding to elevations and roof.

Internally the property includes reception with ladies WC, office and kitchen off and further office space (2 offices) leading to an L shaped warehouse space.

Access to the first floor mezzanine is via a steel staircase where there is a further WC facility.

General facilities include concrete floor, sodium lighting in the warehouse, loading door, translucent panels providing natural light to the warehouse, eaves height of 4.8 metres rising clear, gas blower heater to warehouse, three phase power and we understand 5 parking spaces. The building has a leased line 100/10 for internet, available to transfer.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>295.51</b>	<b>3,181</b>

## **RATING ASSESSMENT**

Rateable Value £31,000

Rates Payable £15,469 (2025/26)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 81.

## **PROPOSAL**

The property is available on an assignment of the existing lease which expires in March 2027 or a new lease by negotiation with the landlord. The quoting rent is £40,000 per annum exclusive. VAT is not applicable to the rent.

## **LEGAL COSTS**

Each party is to bear their own costs.

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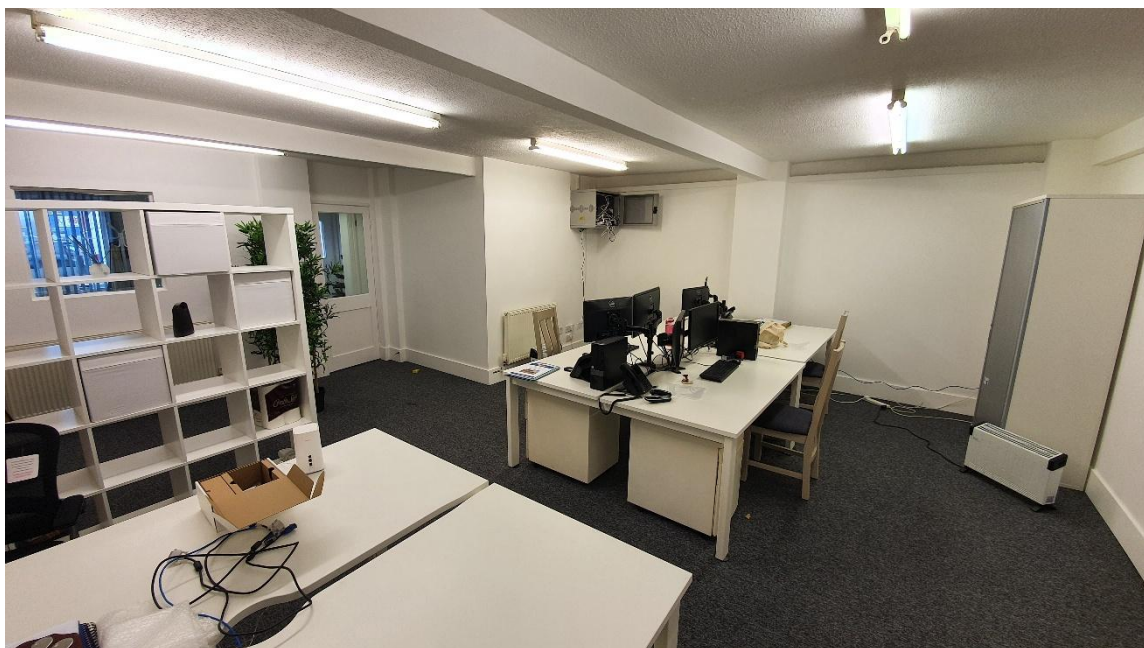
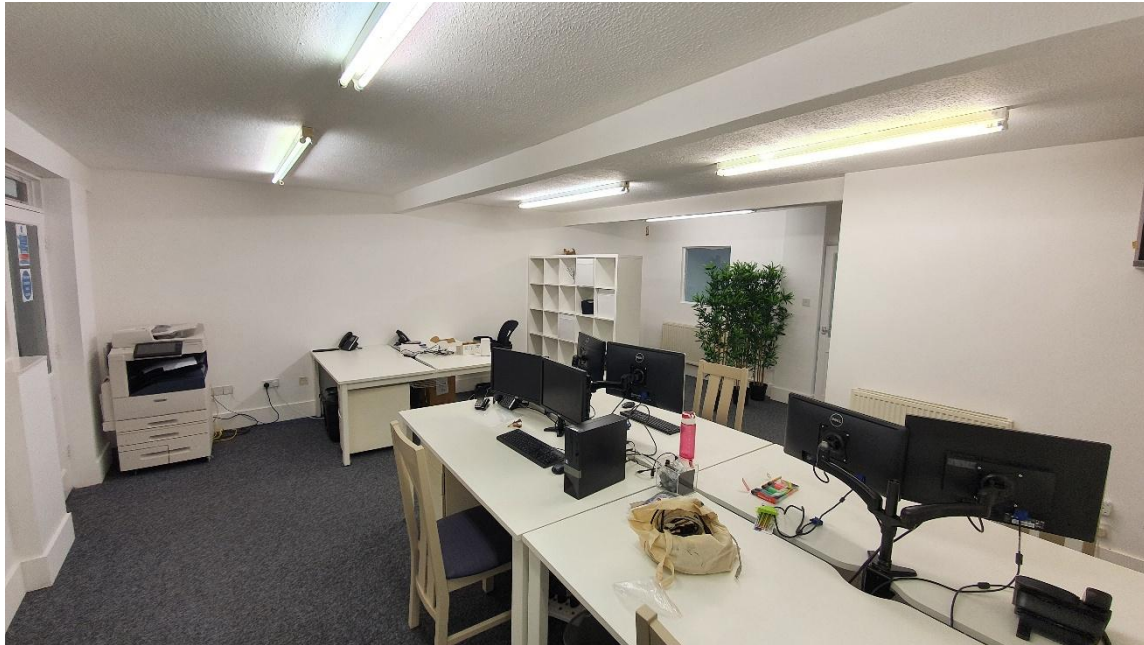
## **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk) / [tom@quintons.co.uk](mailto:tom@quintons.co.uk) / [tash@quintons.co.uk](mailto:tash@quintons.co.uk)

January 2026



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