

## **TO LET**

### **Plot 102, Units 1-5 Greenham Business Park Newbury RG19 6HW**

#### **High-Quality New Build Industrial Units 2,000 – 9,000 sq ft**



#### **Description**

A selection of high-quality 2,000 - 3,000 sq ft industrial units with dedicated car parking. Units to benefit from minimum 8m eaves height, full-height roller shutter door and PV cells.

Available from Q1 2026, the units are broken down as below on the basis of Gross Internal Area (GIA):

#### **Availability:**

Unit 1	3,000 sq ft
Unit 2	3,000 sq ft
Unit 3	3,000 sq ft
Unit 4	2,000 sq ft
Unit 5	2,000 sq ft

## Key features

- Available from Q1 2026
- Shell & core delivery
- Minimum 8m eaves height
- Full-height roller shutter doors to each unit
- Glazed frontage to ground and first floor
- 1 x DDA compliant WC per unit
- PV cells
- Car parking spaces included (3,000 sq ft units - 10 spaces per unit / 2,000 sq ft units – 8 spaces per unit)
- Option to install mezzanine (at occupier's cost)

## Location

Greenham Business Park is situated on the south side of Newbury on the A339 which connects to Basingstoke to the South-East and Newbury and Junction 13 of the M4 motorway to the north. The Business Park is home to in excess of 100 businesses and presently provides accommodation in excess of 2 million sq ft.

## Rent

£16.00 per sq ft per annum plus VAT.

## Terms

The property is available to let on a new FRI lease for a term to be agreed.

## Business Rates

We recommend all interested parties make their own enquiries with the local authority.

## Service Charge

A service charge is payable in respect of maintenance of common parts on the Estate and on site security. This is currently £1.00 plus VAT per sq ft per annum.

## EPC

TBC

## Viewing

Strictly by prior appointment with the joint agents:

<b>Campbell Gordon</b> <b>Tel: 0118 959 7555</b>	<b>Richardson Commercial</b> <b>Tel: 01635 282 566</b>
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(all areas approximate net internal measured in accordance with RICS/ISVA code of measuring practice 6<sup>th</sup> edition)  
(Note: we have not tested the building services and we give no warranty as to their condition or operation)

**Subject to Contract**

**February 2025**

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