



INDUSTRIAL / INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

GRAVITY

Greenham Business Park, Newbury, RG19 6HW

A high-quality fully self-contained Grade A warehouse/industrial unit which occupies a prominent site in the centre of the business park.

22,500 SQ FT (2,090.32 SQ M)

**CAMPBELL
GORDON**

Summary

Available Size	22,500 sq ft
Rent	Rent on application
Rates Payable	£5.65 per sq ft Estimated to year ending March 2026. However, applicants must rely on their own enquiries with the rating authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.25 per sq m per annum ex VAT.
EPC Rating	Upon enquiry

Description

A high-quality Grade A warehouse/industrial unit of 22,500 sq ft including air-conditioned (heating and cooling) and ancillary office. The property is fully self-contained and occupies a prominent site in the centre of the business park.

The property benefits from a secure yard, 30 allocated on-site car parking including 10 dual EV charging points and bike storage as well as 3 x full height motorised roller shutter doors, 3 phase power providing 350 kVA, floor loading 50kn/m2, LED lighting, suspended ceiling & raised floor in office, 8-person lift, 24-hour security and PV cells.

Available from mid-2026.

Target EPC "A" and BREEAM "Very Good".

Property Highlights / Amenities

- Eaves Height (m): 10
- Build Status: New Build - Pre-construction
- Planning Status: Planning Consented

Location

Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north. The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

Accommodation

The accommodation comprises the following areas:

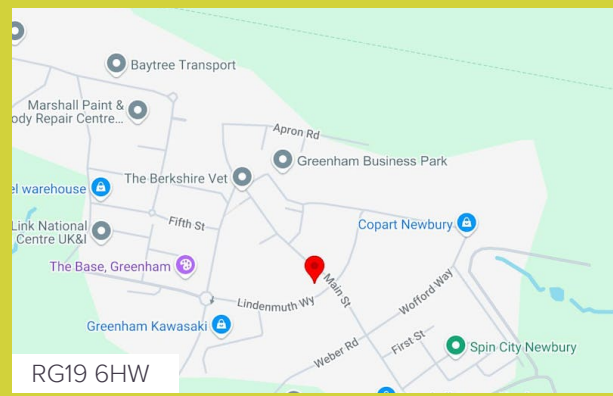
Name	sq ft	sq m	Availability
Unit - Whole	22,500	2,090.32	Available
Total	22,500	2,090.32	

Viewings

Viewings by appointment with the joint agents.

Terms

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



Viewing & Further Information



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