

WAREHOUSE WITH OFFICES & YARD – 9,687 SQ. FT. TO LET



UNIT 14, BONE LANE INDUSTRIAL ESTATE, NEWBURY, WEST BERKSHIRE, RG14 5SH

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

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Unit 14, Bone Lane Industrial Estate, Newbury West Berkshire, RG14 5SH

- ◆ Includes Two Storey Offices to the front
- ◆ Secure Yard to the side and rear – 0.17 acres (7,608 sq. ft.)
- ◆ 5m eaves
- ◆ Three Phase Power

Location

Venture House is located on Bone Lane, which forms part of the popular Hambridge Road Industrial Estate, approximately $\frac{3}{4}$ mile to the east of Newbury town centre. It provides excellent access to the A339 which links directly with Junction 13 of the M4 and also links via the A4 to Thatcham, Reading and Junction 12 of the M4 motorway.

This part of Bone Lane is very popular for trade counter operators with businesses in the locality including Euro Car Parts, Screwfix, Tool Station and Wolseley.

Description

Semi detached industrial / warehouse building with first floor offices.

The ground floor is laid out with reception and trade counter / storage space to the front to include ladies and gents WC's.

The rear of the property comprises a large open space which includes:-

- Concrete Floor
- 2 Roller Shutter Doors
- Eaves height of 5m rising clear
- Three Phase Power

The first floor offices include:-

- LG7 lighting
- Suspended ceiling
- Carpeting



- Skirting trunking
- Double glazed UPVC windows

To the side and rear of the property is a large secure yard of 0.17 acres (7,608 sq. ft.). The yard is concrete and is secured by palisade gates and fencing.

Accommodation

	Sq. Ft.	Sq. M
Warehouse & offices	8,199	761.67
First Floor Offices	1,488	138.22
Total	9,687	899.88

Business Rates

Rateable Value £73,500
Rates Payable £31,605 (2026/27)

Proposal

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £106,500 per annum exclusive.

VAT is applicable

Further information

For further information, please contact:

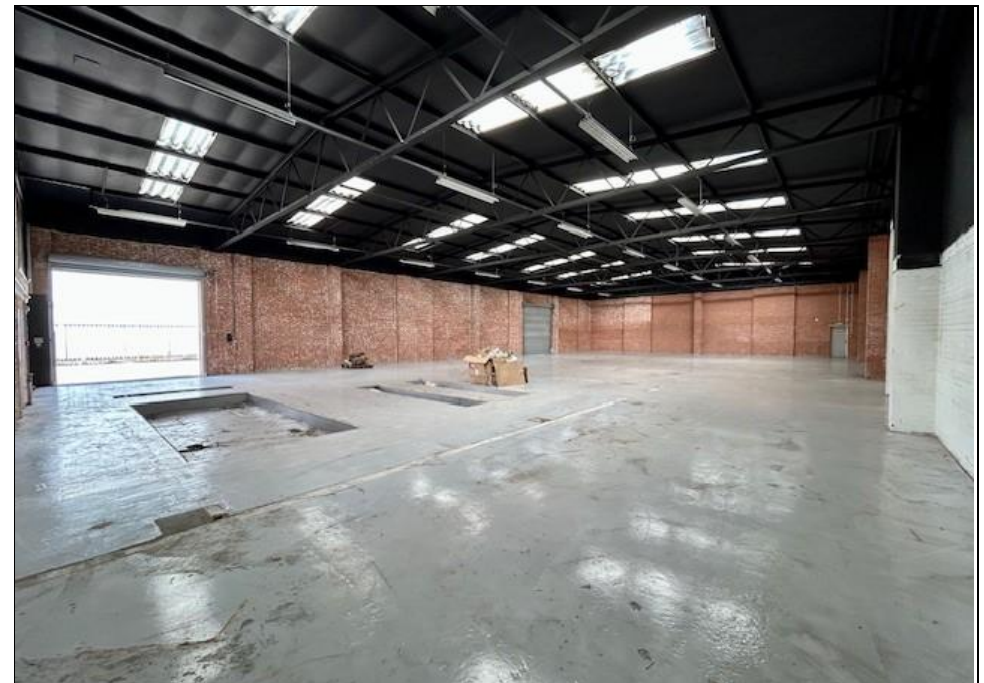
Shane Prater / Tom Price

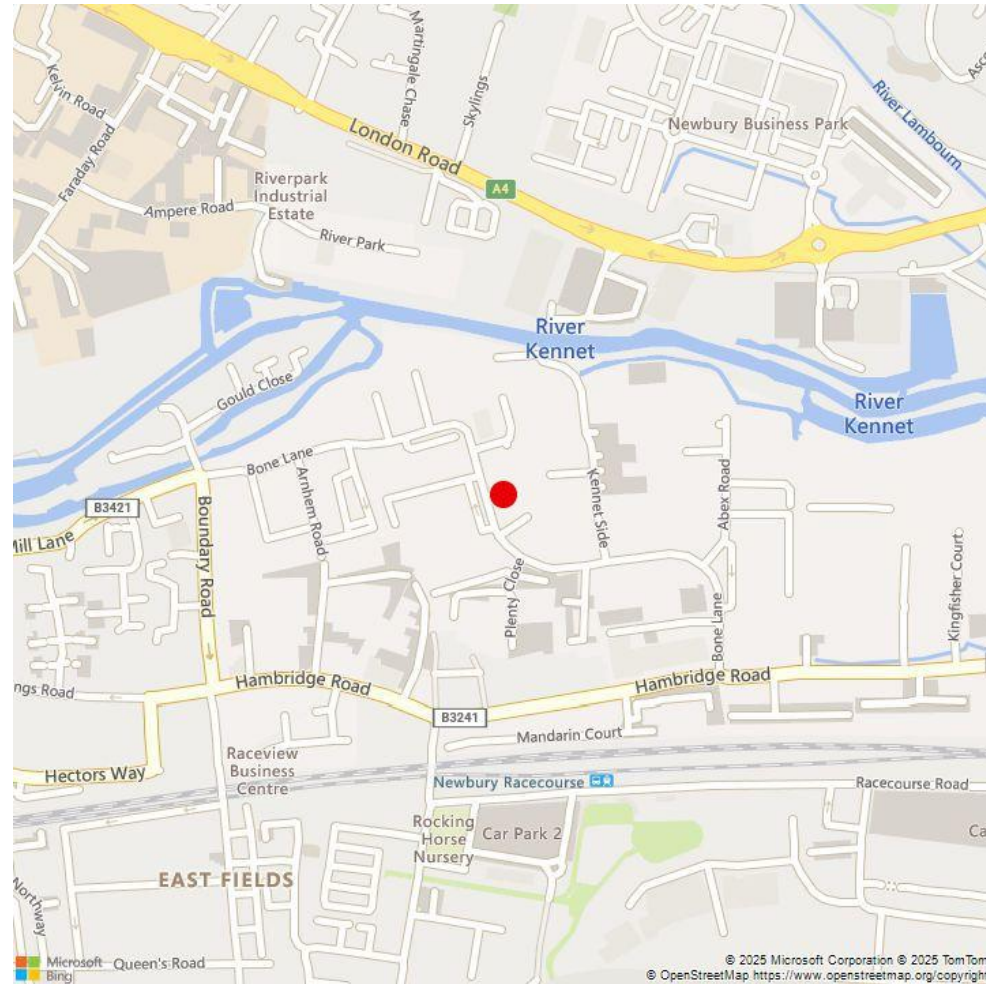
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September 2026





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