

**CAMPBELL
GORDON**

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campbellgordon.co.uk

Campbell Gordon Limited, 9th Floor, Reading Bridge House, George Street, Reading, Berkshire RG1 8LS

TO LET

Gravity Greenham Business Park Newbury RG19 6HW

22,500 sq ft Grade A industrial warehouse with ancillary office



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 Q1 2026.

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

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.

Rent

Price on application.

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:

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|---|---|
| Campbell Gordon Tel: 0118 959 7555 | Richardson Commercial Tel: 01635 282 566 |
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(all areas approximate net internal measured in accordance with RICS/ISVA code of measuring practice 6th 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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