

**Building 300NW
Greenham Business Park
Newbury
RG19 6HN****Workshop / Warehouse / Business Unit**

15,098 sq ft

**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.

Available Space* Area subject to confirmation by measured survey.

Unit	Sq.ft
Warehouse	11,421
Offices	3,408
Link	269

Amenities

Warehouse	Office
3 phase power	Modern energy saving lighting
Modern lighting	Secondary air conditioning
Gas blower heater	Central heating
Roller door	Generous kitchen / staff room
Maximum eaves 26'	40+ car parking spaces
Separate WC facilities	

Description

Building 300NW comprises a single storey property which provides a clear span workshop/warehouse accommodation with self contained ancillary offices. The warehouse is steel frame with profile steel cladding.

The office building comprises good quality functional offices with kitchenette and toilet facilities.

Rent

Rental offers are invited in the region of £106,000 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

Awaited.

Viewing

Strictly by prior appointment with the joint agents:

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

December 2023

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