

Unit D Kennetside  
Bone Lane Industrial Estate  
Newbury



Detached warehouse  
34,271 sq ft (3,184m<sup>2</sup>)  
TO LET/FOR SALE

**Location**

Kennetside is located on Bone Lane within the main commercial area of Newbury. The estate benefits from excellent road access to the M4 motorway via the A339 and A34.

**Description**

The Estate comprises a range of industrial/warehouse units of steel portal frame construction with brick and profile steel clad elevations.

**Amenities**

- Roller Shutter doors
- Refurbished accommodation
- 5m minimum eaves height
- 3 phase power supply
- On site car and lorry parking

**Accommodation**

Warehouse 34, 271 sq ft

**Tenure**

The property is available to lease for a term to be agreed and full repairing and insuring basis. Alternatively, the virtual freehold is available

**Rent**

Rental offers in the order of £6.50psf exclusive.

**Purchase**

Offers required in excess of £1.7mn.

**Business Rates**

The property is assessed as two units currently having a combined rateable value of £218,000. Individuals should make their own enquiries at voa.gov.uk.

**VAT**

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

**Viewing**

Strictly by appointment with the joint agents:

**Richardson Commercial**

**Paul Richardson T: 01635 42631 E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

**Deal Varney**

**Jon Varney T: 01635 550211**  
May 2009.

**Subject to contract**

