

# TO LET

## WAREHOUSE/PRODUCTION UNIT UNIT 6, BONE LANE INDUSTRIAL ESTATE, NEWBURY, RG14



**3,029 SQ FT (281 SQ M)**

### THE OPPORTUNITY

- AN OPPORTUNITY TO LOCATE TO AN ESTABLISHED INDUSTRIAL ESTATE WITHIN NEWBURY'S MAIN COMMERCIAL AREA
- THE PREMISES ARE CLOSE TO THE A4, WHICH IN TURN PROVIDES EXCELLENT ROAD ACCESS TO THE M4 MOTORWAY (3.1 MILES NORTH VIA THE A339) AND TO OXFORD VIA THE A34
- NEWBURY RACECOURSE TRAIN STATION IS A SHORT WALK FROM THE PROPERTY AND BONE LANE IS WELL SERVED BY LOCAL SHOPS AND A SUPERMARKET

owned by

**EQUITON**  
[www.brixton.plc.uk](http://www.brixton.plc.uk)

FLEXIBLE PROPERTY SOLUTIONS

managed by

**B-SERV**  
[www.b-serv.ltd.uk](http://www.b-serv.ltd.uk)

# UNIT 6, BONE LANE INDUSTRIAL ESTATE, NEWBURY, RG14 5SH

## DESCRIPTION

The property comprises an end of terrace unit of steel frame construction with brick elevations. Offices are incorporated at ground and first floor level to the front.

## THE BENEFITS

- Refurbished unit
- Roller shutter door
- 3.5 metre clear internal eaves height
- WC's to ground and first floor
- 4 allocated car parking spaces
- Flexible property solutions to meet occupiers' needs
- Experienced landlord/developer with a proven track record
- Occupiers benefit from Brixton plc's 24/7 customer service and workplace support maintenance and repairs division

## TERMS

A new full repairing and insuring lease is available.

## RENT

Available on application.

## RATES

Prospective tenants are advised to make their own enquiries of West Berkshire Council (01635) 519520 to verify the current rates payable.

## SERVICE CHARGE

Available on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

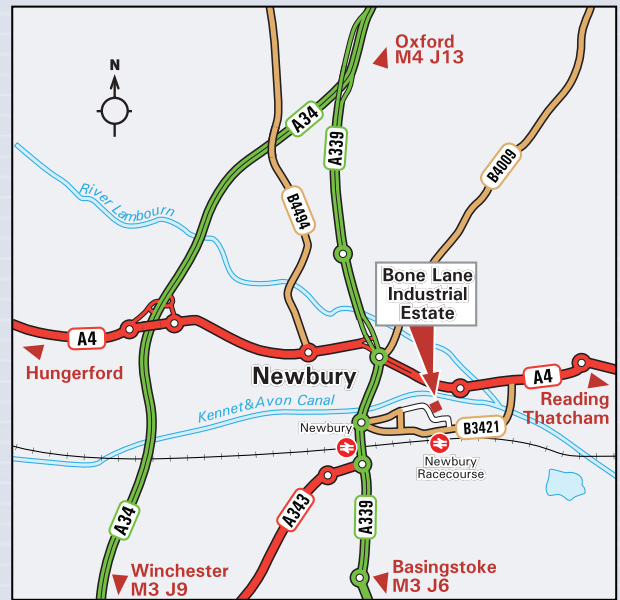
## ACCOMMODATION (GEA)

Warehouse	1,801 sq ft	167 sq m
Ground Floor Offices	614 sq ft	57 sq m
First Floor Offices	614 sq ft	57 sq m
<b>Total</b>	<b>3,029 sq ft</b>	<b>281 sq m</b>

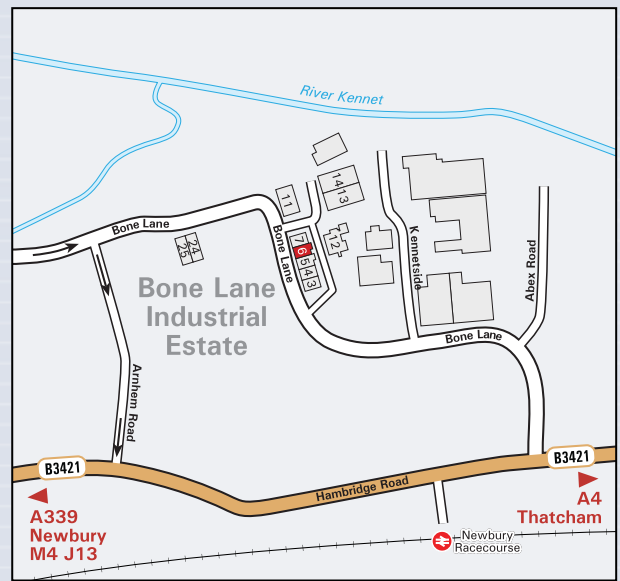
For further information contact our Leasing Centre on

**0800 587 587 2**

or our agents



**LOCATION MAP**



**SITE MAP**

**EQUITON**  
www.brixton.plc.uk

Equiton is a joint venture between Brixton, Prudential and SE Ind Unit Trust.

**B-SERV**  
www.b-serv.ltd.uk

B-Serv is a wholly owned subsidiary of Brixton plc. It manages property for Brixton plc and its joint venture funds, Equiton and Heathrow Big Box. Occupiers of B-Serv managed property benefit from an efficient working environment and can access B-Serv's range of workplace support services.

## flexible property solutions

Brixton adopts a flexible approach to property leasing. It supports the code for leasing business premises and works with its customer services and asset management company, B-Serv, to provide occupiers with property solutions which meet their business needs.

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