

TO LET

WAREHOUSE / PRODUCTION UNIT UNIT 3, BONE LANE INDUSTRIAL ESTATE, NEWBURY, RG14



3,062 SQ FT (284 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 RACE COURSE 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

FLEXIBLE PROPERTY SOLUTIONS

managed by

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

UNIT 3, BONE LANE INDUSTRIAL ESTATE, NEWBURY, RG 14 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 to 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.

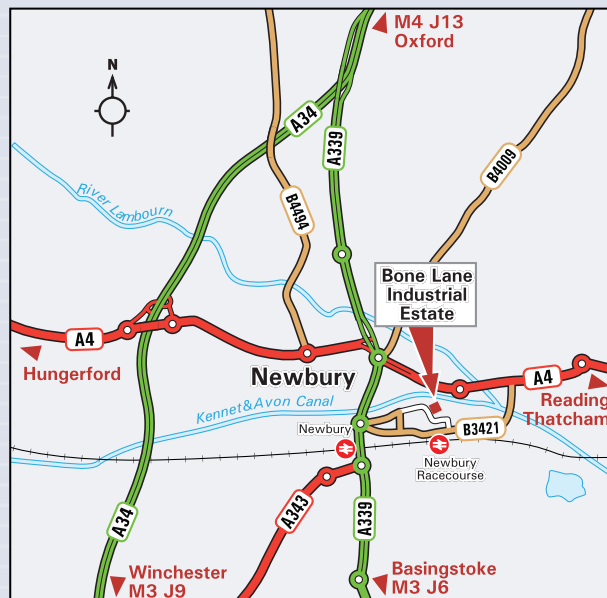
ACCOMMODATION (GEA)

Warehouse	1,826 sq ft	170 sq m
Ground Floor Offices	618 sq ft	57 sq m
First Floor Offices	618 sq ft	57 sq m
Total	3,062 sq ft	284 sq m

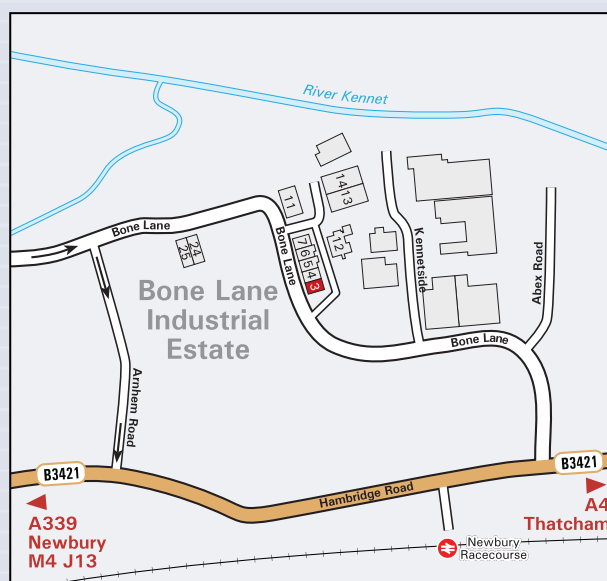
For further information contact our Leasing Centre on

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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