

GREENHAM BUSINESS PARK,  
NEWBURY, RG19 6HN  
**W3W///RACKED.STUMP.CUBED**  
AVAILABLE NOW TO LET OR FOR SALE  
46,696 - 126,329 SQ FT

# A34 CONNECT

[A34CONNECT.COM](http://A34CONNECT.COM)



ashforddevelopments 

# A34 CONNECT

◀ A339 To Basingstoke

A339 ▶ Newbury

**Copart**

**DOWNTON**

**OSTEOTEC**

SECONDARY ENTRANCE

ON-SITE DAY NURSERY

**LAND-ROVER**

**Kawasaki**

**NORMA GROUP**

ON-SITE CAFÉ / RESTAURANT

ON-SITE SECURITY

MAIN ENTRANCE

**Baytree TRANSPORT LTD**

**THE English Provender co.**

 **Driving Standards Agency**

A34 Connect is an exciting new industrial/logistics development on an 150 acre business park, strategically located on the M4 corridor.



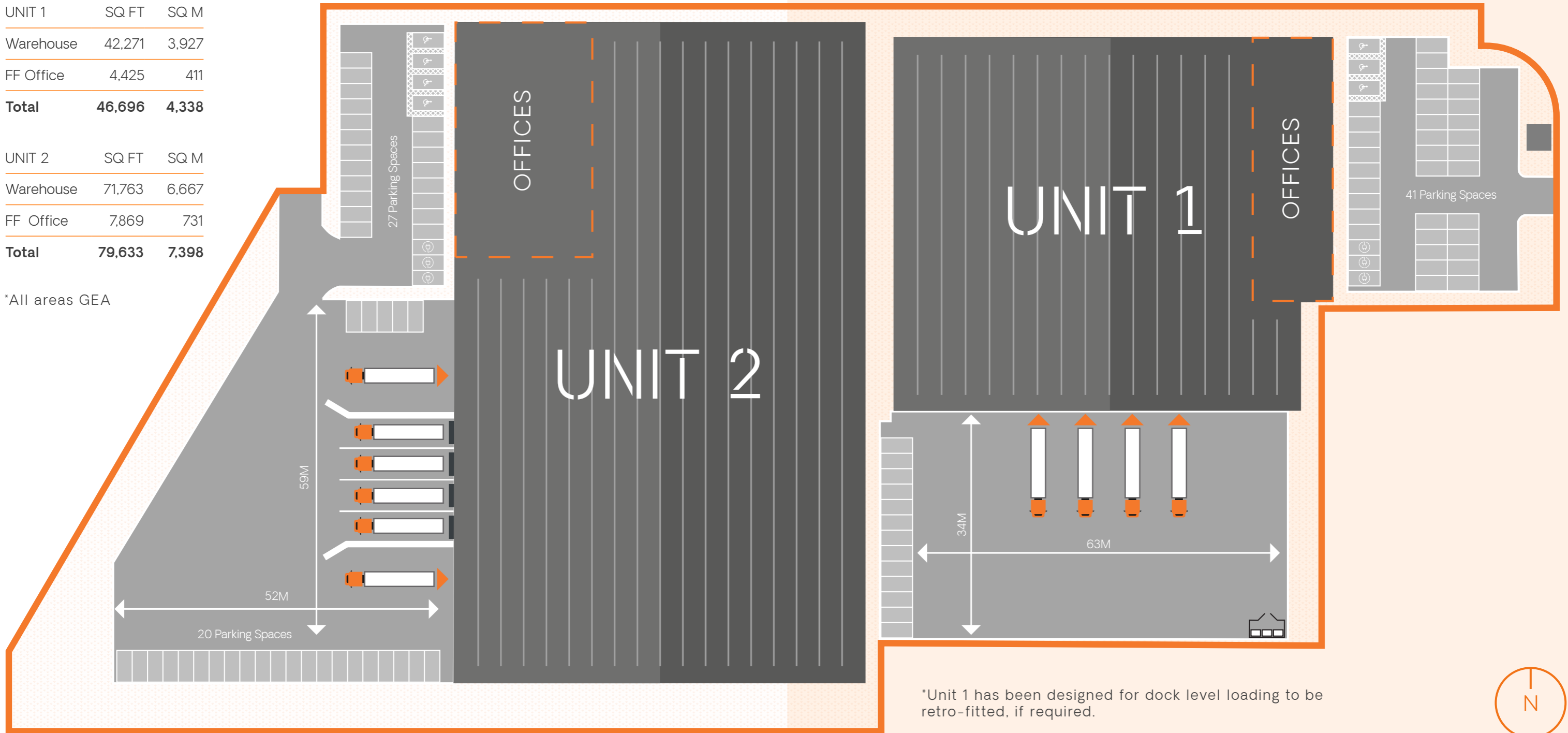
# THE LOGISTICS OF TODAY AND TOMORROW

- 11M CLEAR INTERNAL HEIGHTS
- ELECTRIC CAR CHARGING BAYS
- 50KN/M2 FLOOR LOADING
- FULLY FITTED FIRST FLOOR OFFICES
- 24 HOUR ACCESS, SECURITY & CCTV
- U1 - 34M YARD DEPTH  
U2 - 52M YARD DEPTH
- U1 - 4 LEVEL\*  
U2 - 4 DOCK & 2 LEVEL
- U1 - 54 PARKING SPACES  
U2 - 53 PARKING SPACES

UNIT 1	SQ FT	SQ M
Warehouse	42,271	3,927
FF Office	4,425	411
<b>Total</b>	<b>46,696</b>	<b>4,338</b>

UNIT 2	SQ FT	SQ M
Warehouse	71,763	6,667
FF Office	7,869	731
<b>Total</b>	<b>79,633</b>	<b>7,398</b>

\*All areas GEA



\*Unit 1 has been designed for dock level loading to be retro-fitted, if required.





# LIVE LOCAL WORK LOCAL

**A34 CONNECT** is located next to the main entrance into Greenham Business Park.

The 150 acre business park is home to c.180 businesses. It offers a range of facilities and is surrounded by Greenham Common 750-acres of trails and rare lowland heathland.

**7.9%**

Of West Berkshire's working population are employed in the Manufacturing Industry.

**5.1%**

Of West Berkshire's residents are Process Plant and Machine Operatives.

**486,500**

Of the local population are economically active.

Source: Nomis



FREE NEWBURY SHUTTLE BUS SERVICE



ON-SITE CAFE & GALLERY



ON-SITE NURSERY



ON-SITE GYMNASIUM



LANDSCAPED PARK



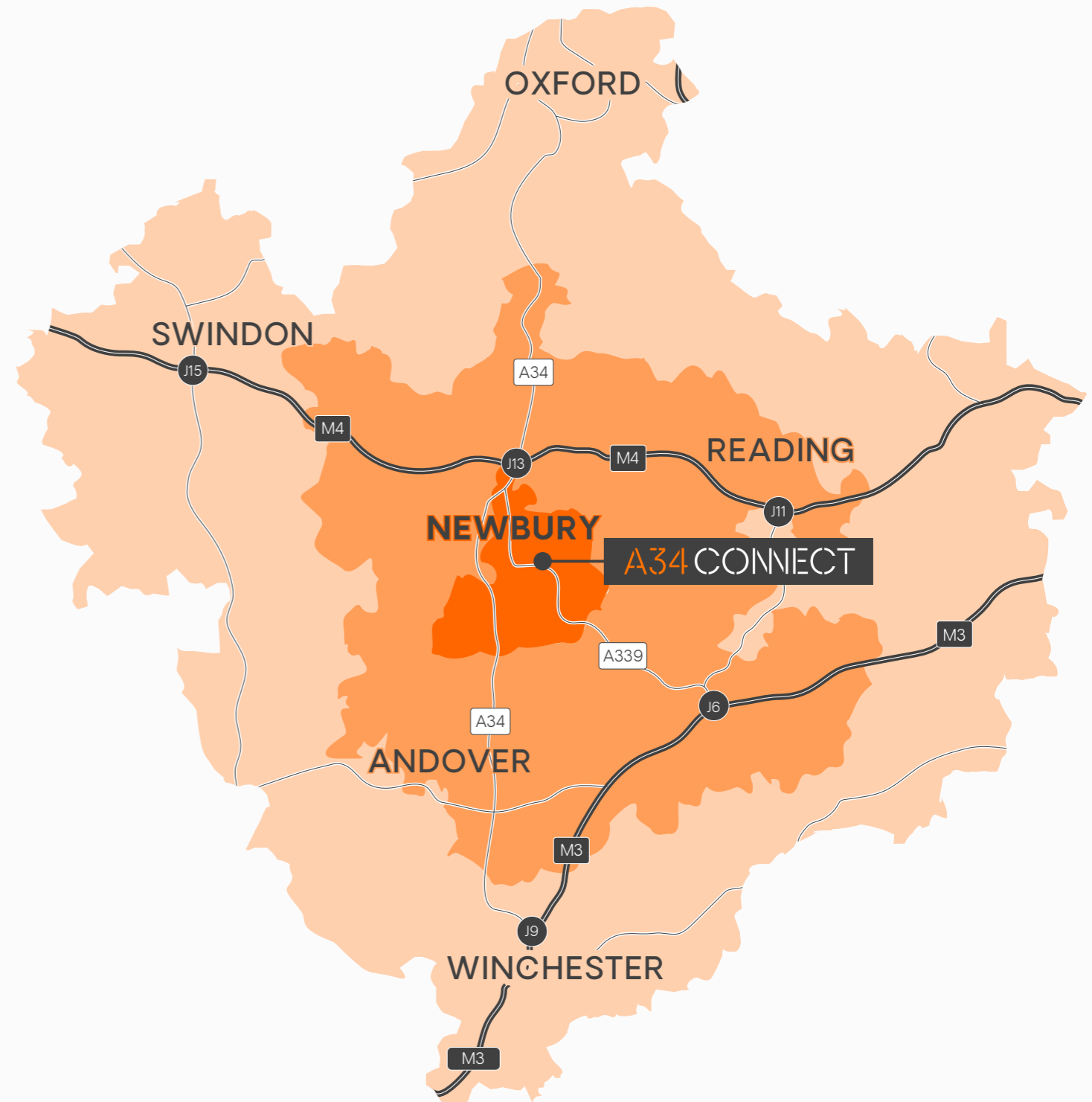
24 HOUR SECURITY



CCTV MONITORING



SURROUNDED BY GREENHAM COMMON



0-15 mins

15-30 mins

30-45 mins



**76,216**

POPULATION WITHIN 15 MINUTES



**540,593**

POPULATION WITHIN 30 MINUTES



**2,103,808**

POPULATION WITHIN 45 MINUTES

# LOCAL LINKS NATIONAL CONNECTIONS

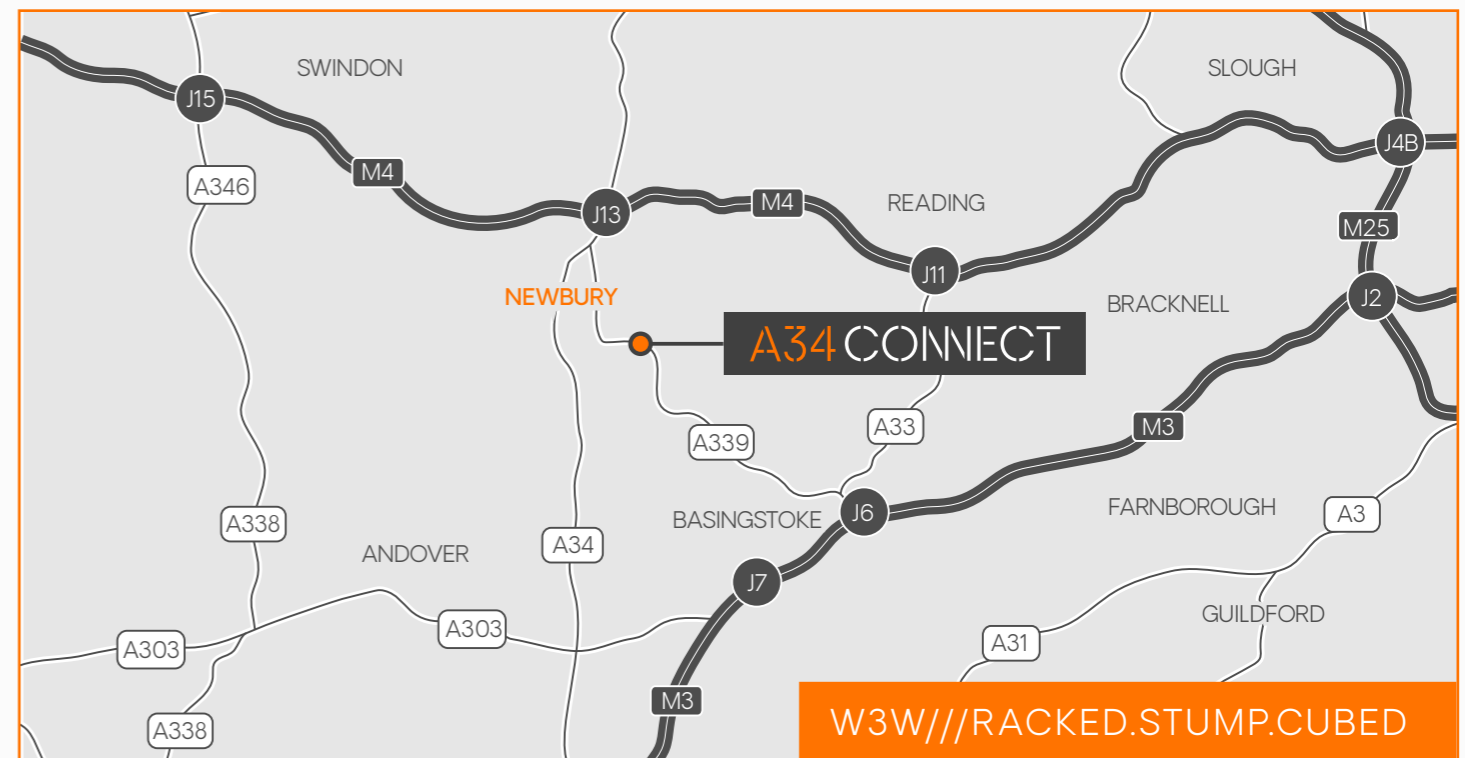
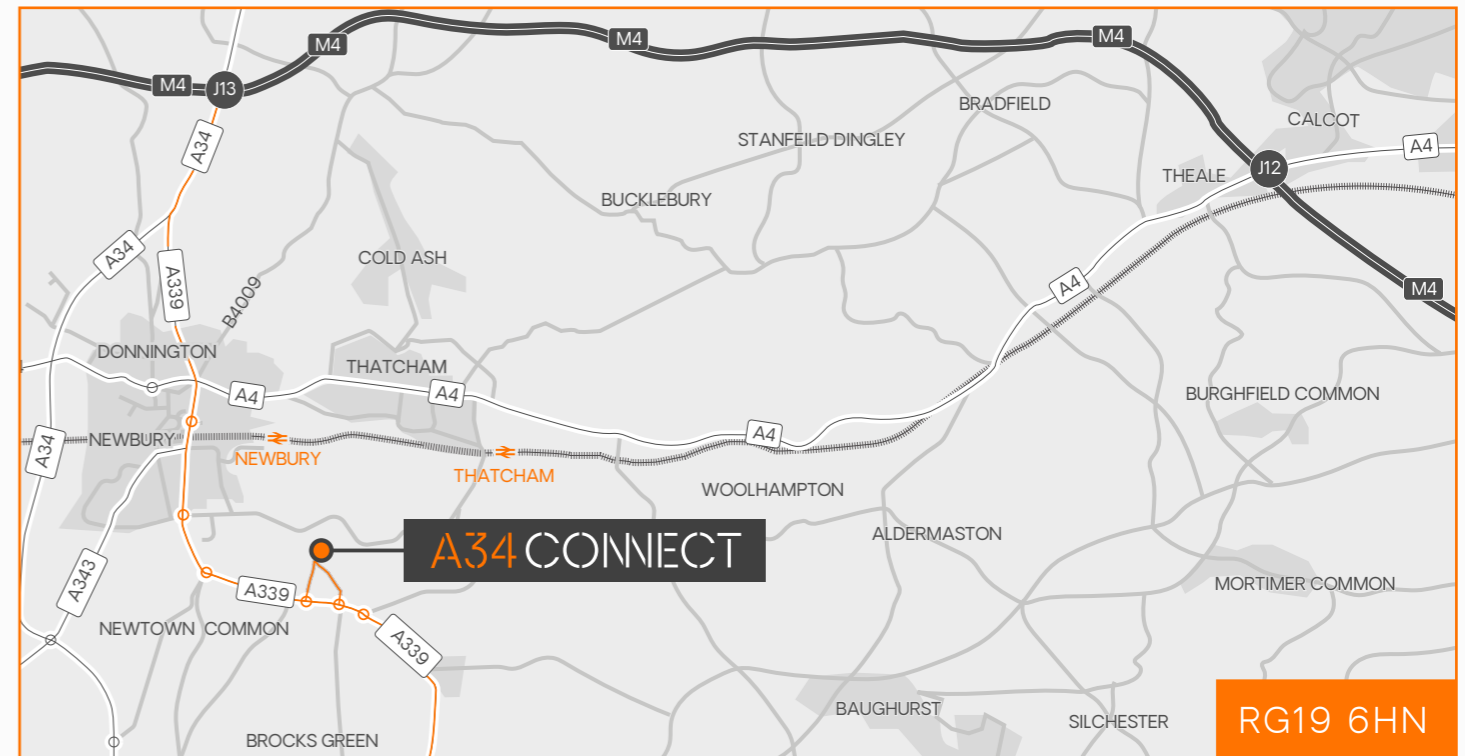
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford.

The town is strategically positioned and benefits from excellent road communications, as it lies close to the intersection of the M4 (Junction 13) and A34/A339. There are also strong rail links, with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

	<b>Newbury</b> 4 miles 9 minutes	<b>Thatcham</b> 5 miles 14 minutes	<b>Basingstoke</b> 20 miles 16 minutes	<b>Reading</b> 17 miles 33 minutes	<b>Oxford</b> 31 miles 40 minutes	<b>Swindon</b> 32 miles 43 minutes	<b>Southampton</b> 38 miles 46 minutes	<b>London</b> 64 miles 90 minutes
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	<b>Newbury</b> 13 minutes (4 miles)	<b>Thatcham</b> 14 minutes	<b>Basingstoke</b> 10 minutes	<b>Reading</b> 22 minutes	<b>Oxford</b> 65 minutes	<b>Swindon</b> 58 minutes	<b>Southampton</b> 98 minutes	<b>London</b> 58 minutes
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	<b>Southampton</b> 37 miles 40 minutes	<b>Heathrow</b> 43 miles 50 minutes	<b>Bournemouth</b> 62 miles 70 minutes	<b>Gatwick</b> 72 miles 75 minutes	<b>Luton</b> 73 miles 80 minutes	<b>Bristol</b> 77 miles 85 minutes
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