

NEXUSPARKNEWBURY



UNIT 2 – 12,720 SQ FT (1,182 SQ M)
MODERN WAREHOUSE / DISTRIBUTION UNIT
AVAILABLE TO LET

Nexus Park, Plenty Close,
Hambridge Road, Newbury
RG14 5RL

[///rents.spend.keeps](http://rents.spend.keeps)



Indicative post refurbishment image



UNIT 2, NEXUS PARK IS A MODERN WAREHOUSE/INDUSTRIAL BUILDING CONSTRUCTED TO A VERY HIGH QUALITY. THE UNIT COMPRISES A STEEL PORTAL FRAME STRUCTURE WITH SHEET METAL CLADDING, PITCHED ROOFS AND FITTED OPEN PLAN FIRST FLOOR OFFICES.

WAREHOUSE

- Minimum 8.5m clear height
- 2 Electric loading doors
- Floor loading 37.5kN per sq m
- 3 Phase power supply
- All mains services
- LED lighting

OFFICES

- Suspended ceilings
- LED recessed lighting
- Fully carpeted
- Raised floors
- Male, female and disabled WCs

EXTERNAL

- Designated parking
- Generous loading aprons
- Landscaped environment
- Access to canal
- 31.2m yard depth

ENVIRONMENTAL CREDENTIALS

- EPC A-22 Rating
- Built to BREEAM 'Very Good'
- Bike shelters
- 15% Rooflights for increased natural lighting
- Motion sensitive LED lighting to offices

ACCOMMODATION

*APPROX GEA MEASUREMENTS

UNIT 2	SQ FT	SQ M
WAREHOUSE	11,016	1,023.4
OFFICES	1,704	158.3
TOTAL	12,720	1,182
CAR PARKING SPACES		15



8.5m clear internal height



2 level loading doors



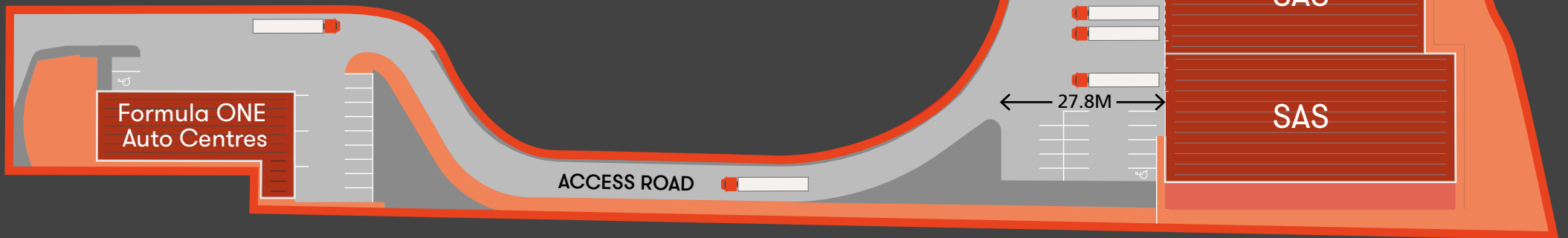
37.5kn/sq m floor loading



3 phase power



Bike shelters on site



*NOT TO SCALE



LOCATION

Newbury, in Berkshire, is centrally located on 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.

COMMUNICATIONS

A34 / A339	3.0 miles	M3 - Junction 9	26.2 miles
M4 - Junction 13	4.0 miles	M25 - Junction 15	44.5 miles
M3 - Junction 6	18.5 miles	London Heathrow	45.0 miles

SOURCE: GOOGLE MAPS

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2024. Designed by cormackadvertising.com

TERMS

The unit is available for lease. Full quoting terms are available from the joint agents.

FURTHER INFORMATION

For further information please contact the joint agents.



Ben Rowe
07841 460300
ben.rowe@logixproperty.com

John Pocock
07766 072273
john.pocock@logixproperty.com



Will Merrett-Clarke
07774 269443
william.merrett-clarke@hollishockley.co.uk

Freddie Chandler
07935 769627
freddie.chandler@hollishockley.co.uk