

TO LET



UNIT 3 BONE LANE

Newbury Berkshire RG14 5SH

TYPE	INDUSTRIAL / TRADE COUNTER
TENURE	LEASEHOLD
SIZE	2,833 SQ FT (263 SQ M)

KEY POINTS

- > To be refurbished
- > Highly prominent position on Bone Lane
- > Loading door
- > 3.25m clear internal height
- > Excellent car parking
- > Nearby occupiers include; Euro Car Parts, Toolstation and ScrewFix

Location

The subject property is situated on Bone Lane, which is accessed directly from the A339 via Mill Lane. Bone Lane links to the B3421 Hambridge Road and the two roads comprise the main industrial area within Newbury. Hambridge Road provides direct access to the A339, the main arterial route servicing Newbury from the M4 motorway to the north. There is also a link from Bone Lane to the A339 via Mill Lane.

what3words ///plus.small.other

Description

This end of terrace unit benefits from significant prominence to Bone Lane and has a first-floor office with under croft storage to the front and workshop / storage area to the rear. There is a ground level loading door at the back of the unit and excellent onsite car parking.

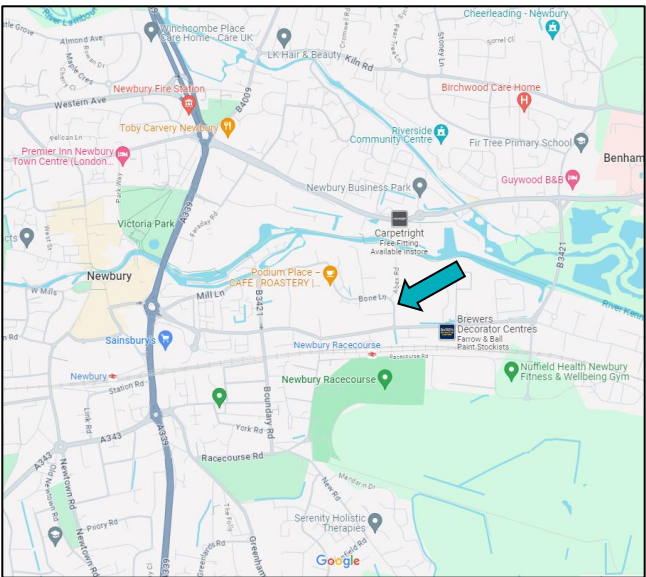
Specification

- To be refurbished
- Clear internal height of 3.25m
- Loading door
- Good natural light throughout
- uPVC double glazed windows
- 3-Phase power supply
- LED lighting
- Air-conditioning

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Industrial / Warehouse	1,737	161.4
Undercroft Warehouse & Ancillary	548	50.9
1st Floor Offices	548	50.9
Total	2,833	263.2



Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act. A rent deposit is required from all tenants.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Energy Performance Asset Rating

EPC Rating: D:97 (to be reassessed)

Business Rates

The Rateable Value for the property is £25,500

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view. Joint Agent: Quintons 01635 551441



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