

nexus park

HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR



New Warehouse / Industrial Units
11,000 – 75,000 sq ft **TO LET**

AVAILABLE Q4 2017

- 8m Clear Internal Height
- Grade A Warehouse / Industrial Units
- Established Business Park Location

NEWBURY

nexus park

HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR



NEXUS PARK is a terrace of six new warehouse/industrial units being constructed to a high standard with steel portal frames, sheet metal cladding, pitched roofs and fitted open plan first floor offices.



WAREHOUSE

- Minimum 8m clear height
- Electrically operated loading doors
- Floor loading 37.5kN per sq m
- 3 phase power supply
- All mains services

OFFICES

- Suspended ceiling
- LED recess lighting
- Fully carpeted
- Raised floor
- Male, female and disabled WCs
- Kitchenette

EXTERNAL

- Designated parking
- Loading bays
- Landscaped environment
- Access to canal
- Potential to secure yards

ENVIRONMENTAL CREDENTIALS

- EPC A Target Rating
- BREEAM Very Good
- Bike Shelters
- 15% rooflights for increased natural lighting
- Motion sensitive LED lighting to offices

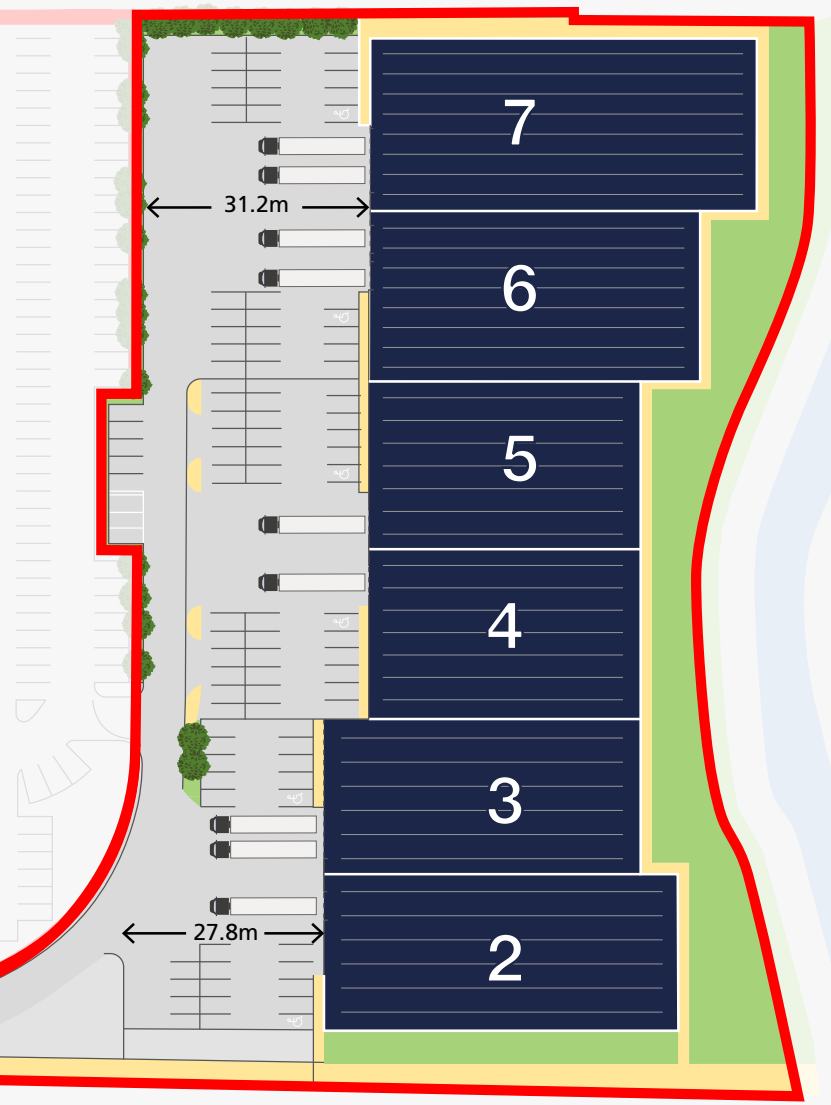
NEWBURY

ACCOMMODATION

		sq ft	sq m
UNIT 2	Warehouse	12,223	1,136
	Offices	1,707	159
Total		13,930	1,295
Car Parking Spaces		10	
UNIT 3	Warehouse	10,489	974
	Offices	1,707	159
Total		12,196	1,133
Car Parking Spaces		10	
UNIT 4	Warehouse	9,026	839
	Offices	1,701	158
Total		10,727	997
Car Parking Spaces		18	

UNIT 5	Warehouse	9,026	839
	Offices	1,701	158
Total		10,727	997
Car Parking Spaces		18	
UNIT 6	Warehouse	10,988	1,021
	Offices	1,701	158
Total		12,689	1,179
Car Parking Spaces		15	
UNIT 7	Warehouse	13,101	1,217
	Offices	1,725	160
Total		14,827	1,377
Car Parking Spaces		15	

*APPROX GEA MEASUREMENTS



nexus park

HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR



LOCATION

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.

COMMUNICATIONS

A34/A339	3 miles	M3 – Junction 9	26.2 miles
M4 - Junction 13	4 miles	M25 – Junction 15	44.5 miles
M3 – Junction 6	18.5 miles	London Heathrow	45 miles

TERMS

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

FURTHER INFORMATION

For further information please contact the joint agents.



Jon Varney
jon@dealvarney.co.uk



Andy Harding
andy.harding@eu.jll.com

Shaun Rogerson
shaun.rogerson@eu.jll.com