

# nexus park

HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR



New Warehouse / Industrial Units  
11,000 – 61,000 sq ft **TO LET**

**AVAILABLE Q1 2018**

- Established commercial location
- 8m clear internal warehouse height
- Quality office accommodation

**NEWBURY**

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**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 ceilings
- LED recessed lighting
- Fully carpeted
- Raised floors
- 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
<b>UNIT 1</b>	Warehouse	13,168	1,223
	Offices	1,711	159
<b>Total</b>		<b>14,879</b>	<b>1,382</b>
<b>Car Parking Spaces</b>		<b>15</b>	

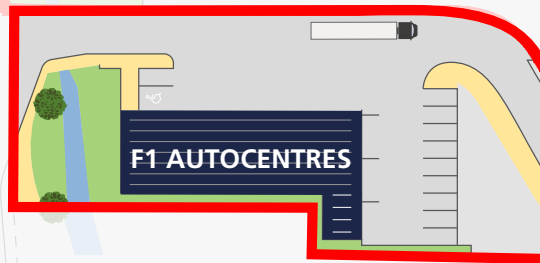
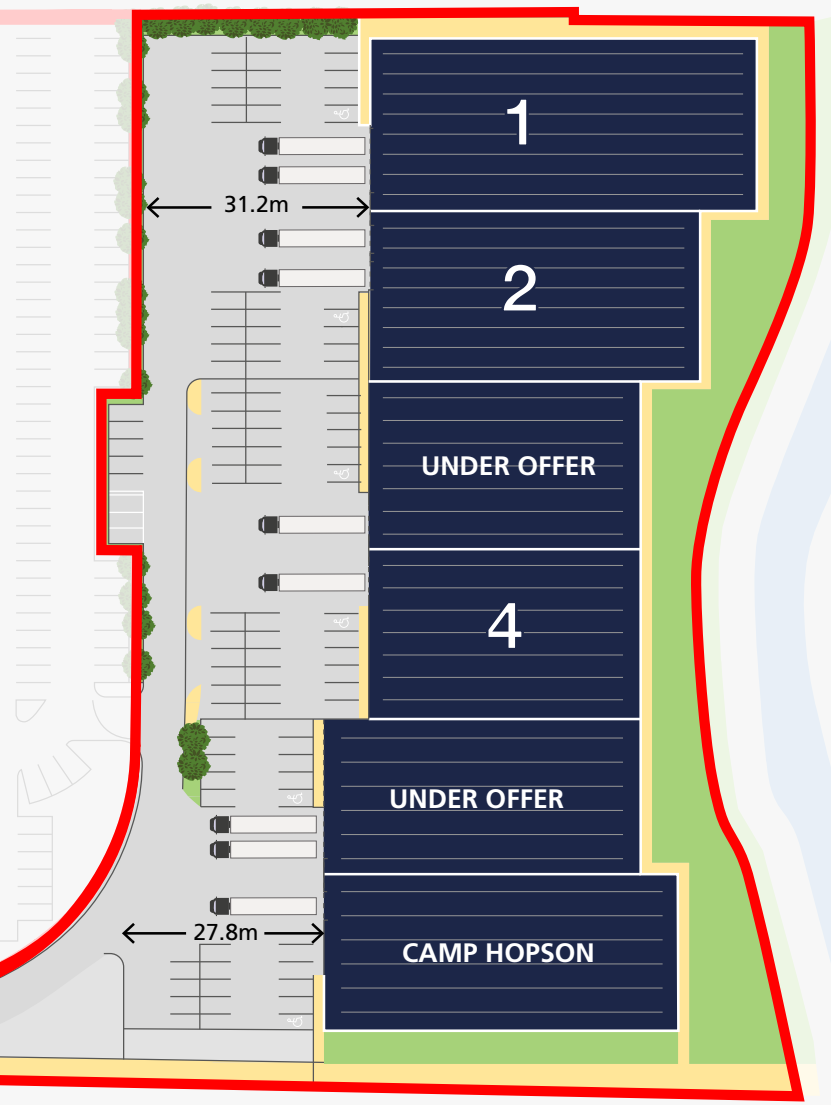
<b>UNIT 3</b>	Warehouse	9,058	842
	Offices	1,688	157
<b>Total</b>		<b>10,757</b>	<b>999</b>
<b>Car Parking Spaces</b>		<b>17</b>	

<b>UNIT 2</b>	Warehouse	11,010	1,023
	Offices	1,697	158
<b>Total</b>		<b>12,707</b>	<b>1,181</b>
<b>Car Parking Spaces</b>		<b>12</b>	

<b>UNIT 4</b>	Warehouse	9,062	842
	Offices	1,712	159
<b>Total</b>		<b>10,774</b>	<b>1,001</b>
<b>Car Parking Spaces</b>		<b>17</b>	

<b>UNIT 5</b>	Warehouse	10,499	975
	Offices	1,686	157
<b>Total</b>		<b>12,185</b>	<b>1,132</b>
<b>Car Parking Spaces</b>		<b>10</b>	

\*APPROX GEA MEASUREMENTS



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## 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.



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