

unit 4

NEXUS PARK ■ HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR



Modern Warehouse / Distribution Unit 10,335 sq ft (960 sq m)

- Prime industrial / warehouse location
- 8.5m clear internal height
- BREEAM 'Very Good' & EPC A
- Close proximity to J13 of the M4
- Grade A fitted offices
- 3 phase power supply

NEWBURY

unit 4

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LOCAL AMENITIES

Sainsbury's

KFC®

ALDI

McDonald's®

TESCO

Premier Inn

COSTA

Travelodge

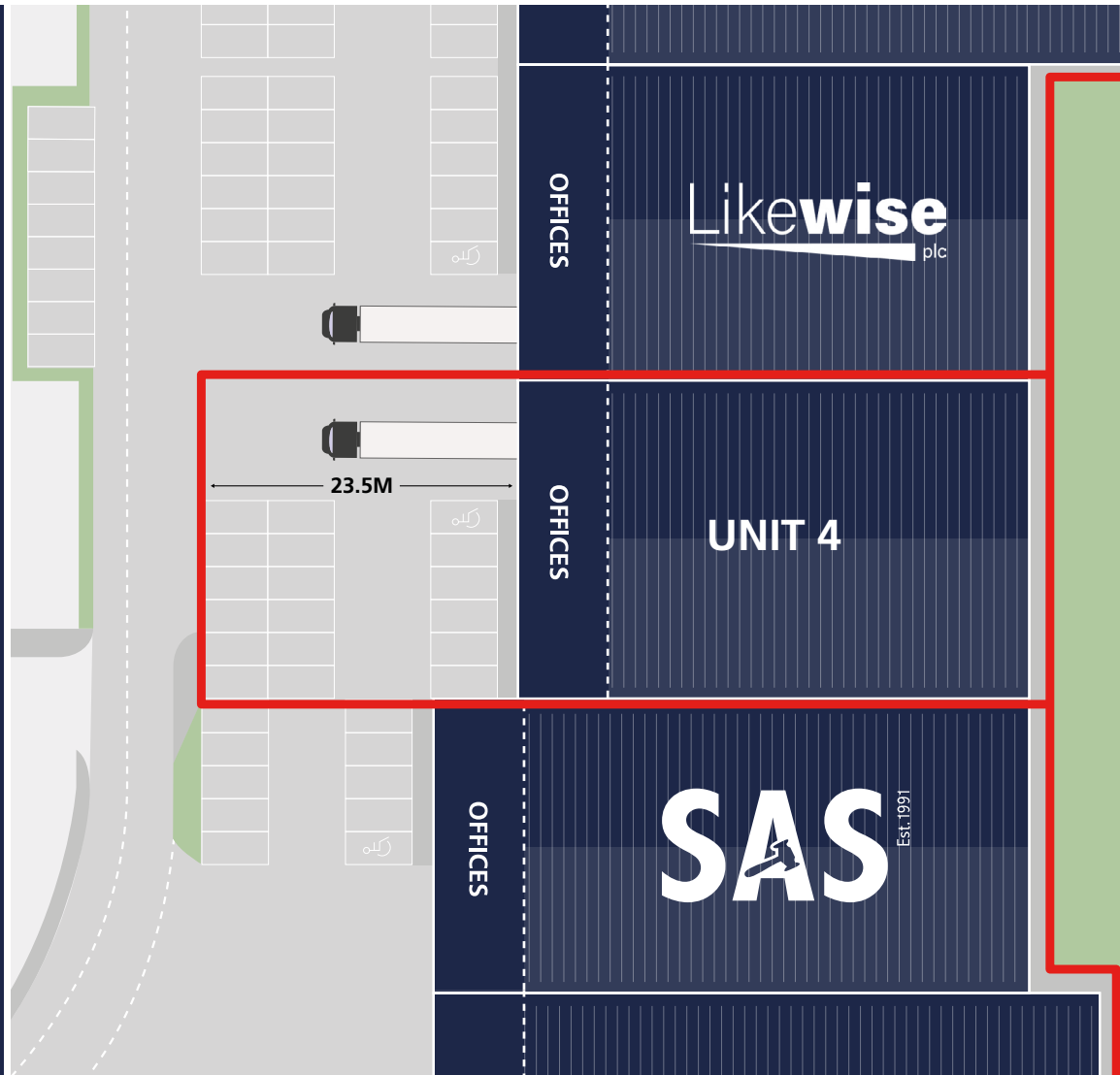
UNIT 4 NEXUS PARK
AVAILABLE NOW



NEWBURY

SPECIFICATION

-  LEVEL ACCESS DOOR
-  23.5M YARD DEPTH
-  8.5M CLEAR INTERNAL HEIGHT
-  37.5KN/M2 FLOOR LOADING
-  3 PHASE POWER SUPPLY
-  LED LIGHTING
-  REFURBISHED 2-STOREY OFFICES
-  18 CAR PARKING SPACES
-  BREEAM 'VERY GOOD'
-  EPC A



ACCOMMODATION

APPROX GROSS EXTERNAL AREAS

| UNIT 4 | SQ FT | SQ M |
|--------------|---------------|------------|
| Warehouse | 8,797 | 817 |
| FF Office | 1,538 | 143 |
| Total | 10,335 | 960 |
| Car Parking | | 18 |



*Indicative image

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LOCATION

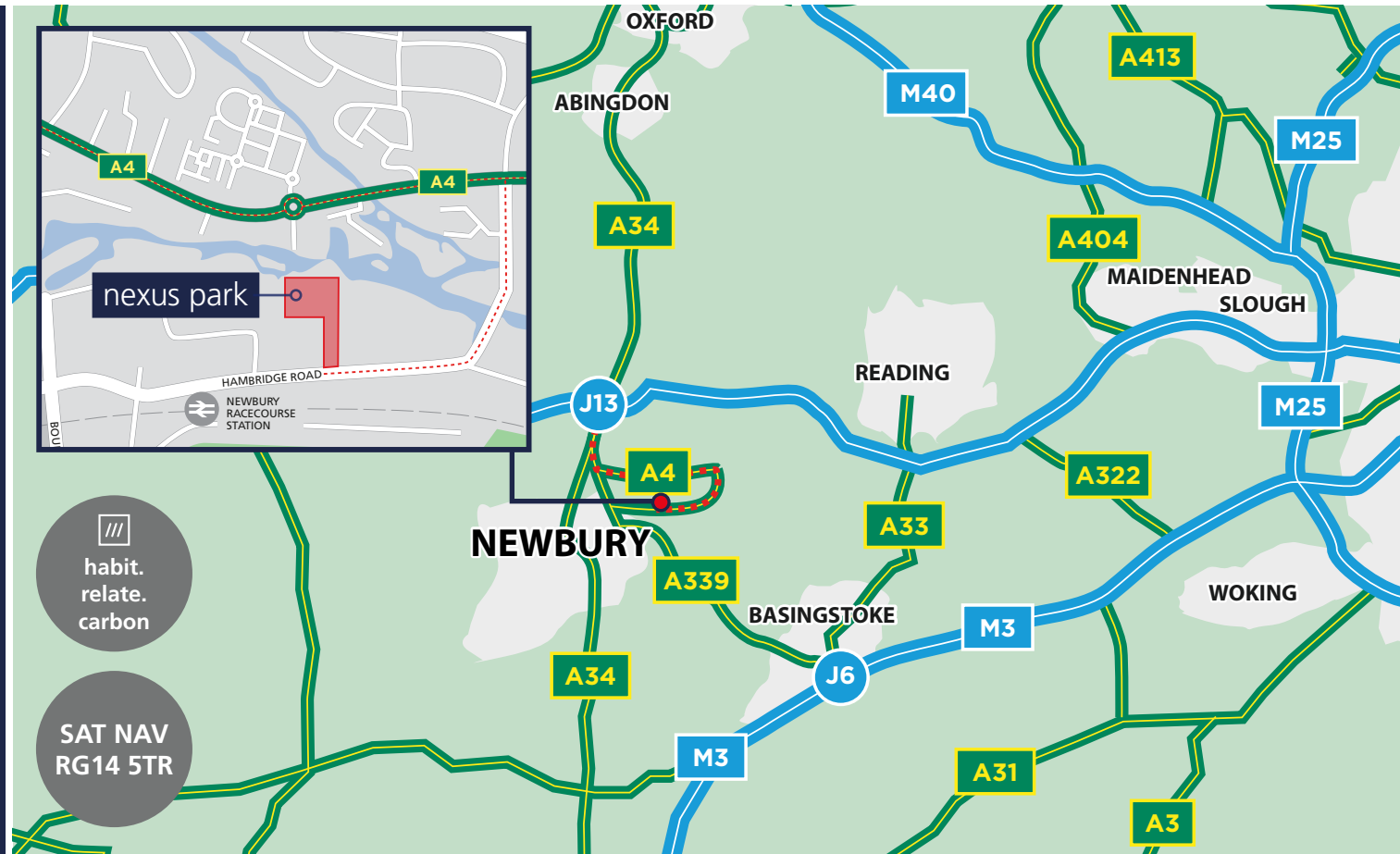
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford. The town is strategically positioned and benefits from excellent road communications as it lies close to the intersection of the M4 (Junction 13) and A34/A339. There are 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 |
| M4 J13 | 4 miles |
| M3 J6 | 18.5 miles |
| M25 J15 | 44.5 miles |
| London Heathrow Airport | 45 miles |
| Central London | 59 miles |

Source: Google Maps



FURTHER INFORMATION

For further information please contact the joint agents.



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com

John Pocock
07766 072 273
john.pocock@logixproperty.com



Will Merrett-Clarke
07774 269 443
william.merrett-clarke@hollishockley.co.uk

Freddie Chandler
07935 769 627
freddie.chandler@hollishockley.co.uk