

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit B Consort House

42 Bone Lane, Newbury, RG14 5RD

Industrial/warehouse unit

4,652 sq ft

(432.18 sq m)

- Approx 6 parking spaces
- Located within prominent position on Bone Lane
- Floor to ceiling height approx 4.391m

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

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Summary

Available Size	4,652 sq ft
Rent	Rent on application
Rates Payable	£19,585 per annum
Rateable Value	£39,250
VAT	Applicable
EPC Rating	D (76)

Description

The subject warehouse/industrial unit has an internal office room, a kitchen sink adjacent to 2x W.Cs and a loading door which is 3.01m (w) x 3.958m (h).

The subject property could be let with an approx GIA size of 6,437 sq ft, subject to Landlord Approval.

Location

The unit is located on Bone Lane in Newbury, with the site being adjacent to a Car Dealership and the South-Central Ambulance Service NHS Foundation Trust. The units are located 1 mile for the A339 and approximately 4.5 miles from Junction 13 of the M4 and approximately 16 miles away from Basingstoke. Reading Train Station is located approximately 45 minutes away from Newbury Train Station, which then provides access to London Waterloo.

Terms

Available on a new lease basis for terms to be agreed between the Landlord and Tenant subject to the surrender of the existing lease which is insitu.

Planning

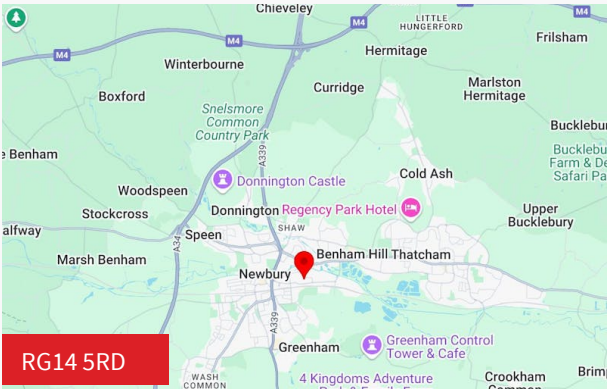
All applicants are to make their own planning enquiries with the relevant planning authority.

Anti Money Laundering

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

Legal Costs

Each party is responsible for their own legal and professional costs associated with the letting.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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