## WAREHOUSE WITH OFFICES – 10,114 SQ. FT.

**FOR SALE** (on behalf of the Joint Administrators)



UNIT H, VENTURE HOUSE, BONE LANE, NEWBURY, WEST BERKSHIRE, RG14 5SH

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

Q UINTONS 01635 551441

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guarantee

# Unit H, Venture House, Bone Lane, Newbury West Berkshire, RG14 5SH

- ◆ Opportunity to Purchase a Modern Warehouse Unit
- ◆ Includes Two Storey Offices to the front
- Rear Yard
- **◆ 16 Parking Spaces**
- **♦** LED lighting
- ◆ Three Phase Power

#### Location

Venture House is located on Bone Lane, which forms part of the popular Hambridge Road Industrial Estate, approximately ¾ mile to the east of Newbury town centre. It provides excellent access to the A339 which links directly with Junction 13 of the M4 and also links via the A4 to Thatcham, Reading and Junction 12 of the M4 motorway.

This part of Bone Lane is very popular for trade counter operators with businesses in the locality including Euro Car Parts, Screwfix, Tool Station and Wolseley.

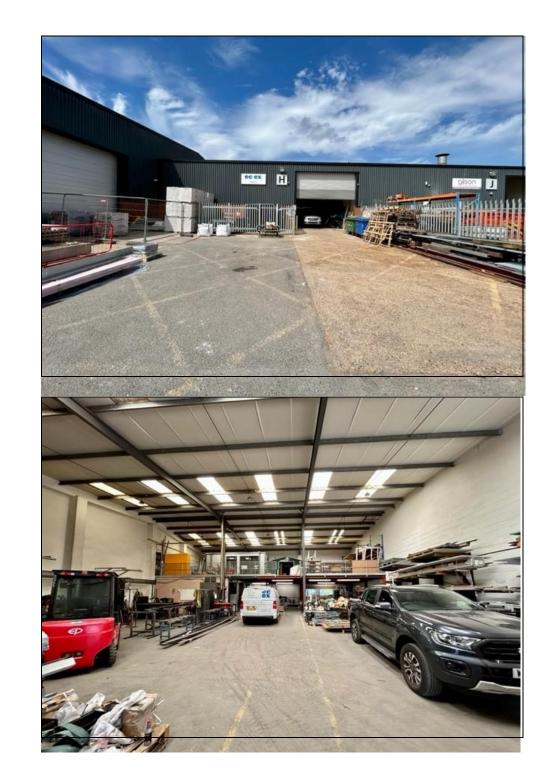
#### Description

Unit H is a modern terraced property of steel portal frame construction with brick and block cavity walls in part with pitched roof.

Two storey offices are situated at the front of the property overlooking Bone Lane and the loading bay at the rear, accessed through a large communal yard. There is also a rear yard for the subject property.

The property benefits from 16 parking spaces.

Amenities provided with the property are as follows;



#### Warehouse

LED lighting

Translucent roof panels

Electric Roller shutter loading door

Gas blower heaters

Minimum eaves 6 metres rising clear

Mezzanine Floor

#### Offices

Suspended ceiling

LED lighting

Gas central heating

Double glazed windows

Carpeting

Male and female WCs

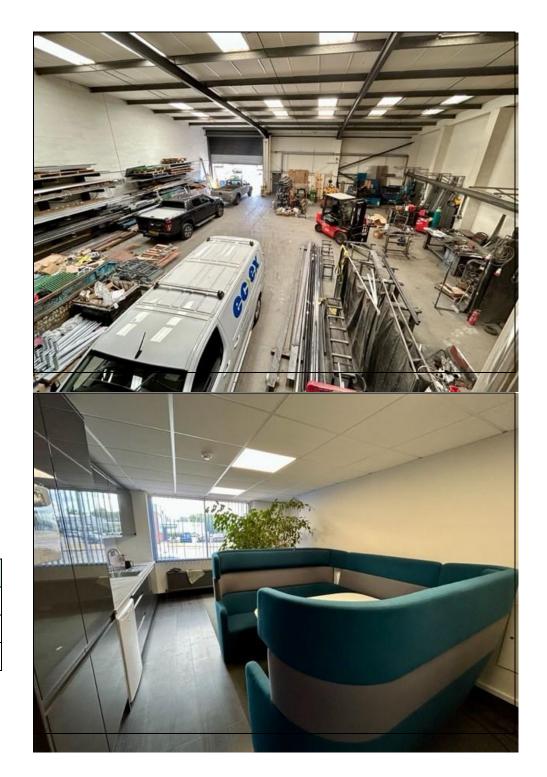
Staffroom

#### Accommodation

	Sq. Ft.	Sq. M
Warehouse & offices	8,485	788.28
Mezzanine Floor	1,629	151.34
Total	10,114	939.62

#### Tenure

Long leasehold – 999 year lease at a peppercorn rent



#### **Proposal**

The property is being sold on behalf of the Joint Administrators of Ceased Trading 03002134 Limited (Formerly Ec-Ex Limited), subject to contract. Unconditional offers are invited for the long leasehold interest. Offers are sought in excess of £850,000 (Eight Hundred & Fifty Thousand Pounds).

VAT is applicable.

#### **Further information**

For further information, please contact:

**Mr Shane Prater** 

Quintons

Tel: 01635 551441

Email: shane@quintons.co.uk

Or

Simon Hunt / Ben Webster

Savills

Tel: 07734880785 / 07977728579

Email: simon.hunt@savills.com / ben.webster@savills.com

### Newbury Business Park Industrial Estate River Kennet River Kennet lambridge Road Mandarin Court Hectors Way Newbury Racecourse Racecourse Road Rocking Horse Car Park 2 Nursery © 2025 Microsoft Corporation © 2025 TomTom OpenStreetMap https://www.openstreetmap.org/copyright

#### Important notice

1. No description or information given by Quintons whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Quintons has no authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent(s) or the seller(s) or lessor(s). These particulars do not constitute, nor constitute part of, an offer or contract. 2. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any buyer or lessee must satisfy himself by inspection or otherwise on these matters and as to the correctness of any other information. 4. The VAT position relating to the property is subject to change without prior notice. Particulars dated July 2025.

01635 551441

www.quintons.co.uk

