

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

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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 $\frac{3}{4}$ 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:

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