



Chartered Surveyors &
Commercial Property Consultants

MODERN WAREHOUSE & OFFICES

TO LET

**UNITS D1 & D2 KENNETSIDE, BONE LANE
NEWBURY, WEST BERKSHIRE, RG14 5PX**

7,762 TO 31,672 SQ FT (2,942.50 SQ M)



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

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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 guaranteed.

SITUATION

Kennetside is located off Bone Lane which is in the heart of Newbury's most established industrial estate. It is situated approx 0.5 miles to the east of Newbury Town centre and can be accessed from the A339 which runs North South through the town or from the A4 which runs East West and connects with Thatcham 4 miles to the East.

Nearby occupiers include Screwfix, Travis Perkins and Tool Station.

DESCRIPTION

Unit D1 & D2 is a self contained free standing warehouse incorporating ground and first floor offices.

The property benefits from the following:-

- * 50 Parking spaces
- * LED lighting
- * 5m min eaves height
- * Property to be Fully refurbished
- * Ground & First Floor Office space
- * Air conditioning
- * 3 level access Loading doors

ACCOMMODATION

	Sq. M.	Sq. Ft.
Warehouse	2,308.50	24,848
Ground Floor Office/reception	317.1	3,413
First Floor Office	316.9	3,411
Total	2,942.50	31,672

The property can be split with unit D1 comprising approx. 17,176 sq. ft. of warehouse and offices of 6,824 sq. ft. with Unit D2 comprising approx. 7,762 sq. ft. of warehouse only.

RATING ASSESSMENT

Rateable Value £174,000

Rates Payable £89,088 (2024/25)

SERVICE CHARGE

A service charge is levied for the communal parts of the estate. The current annual charge is £13,788.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba. Following refurbishment the target is a B rating.

PROPOSAL

The property is offered To let on a Full Repairing and Insuring lease the length of which is open to negotiation. The quoting rent is £332,556 per annum exclusive. VAT is applicable.

LEGAL COSTS

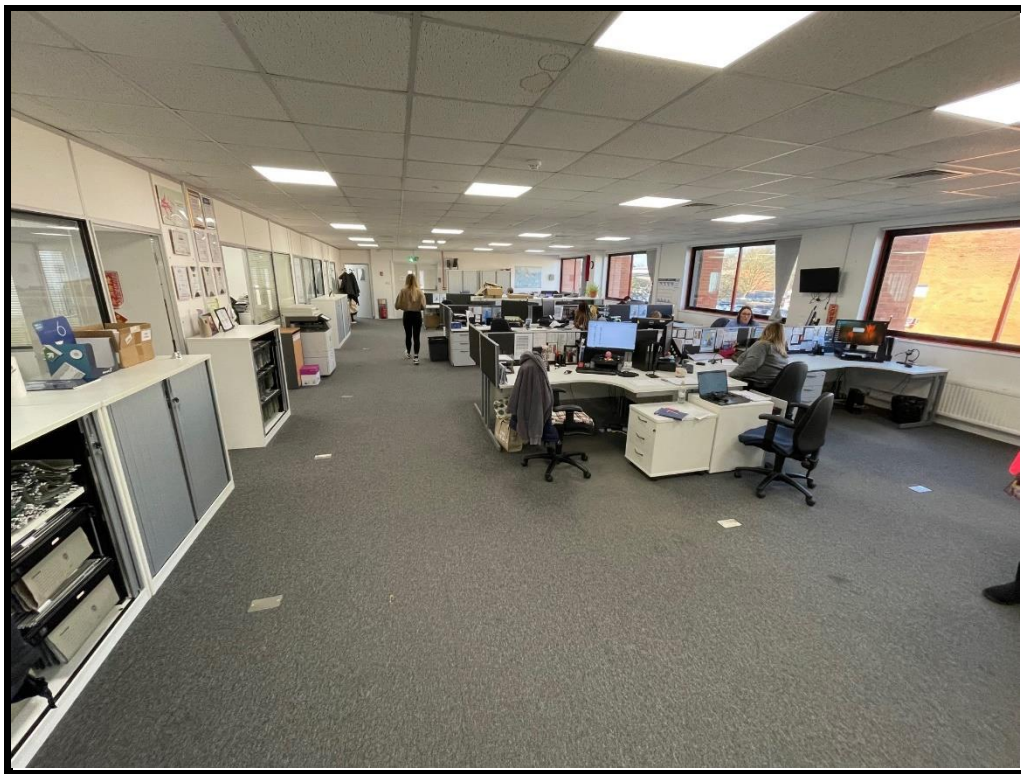
Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk

Joint agent – Haslams 0118 921 1515

April 2025

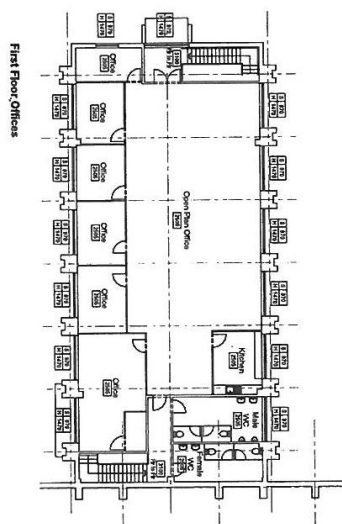
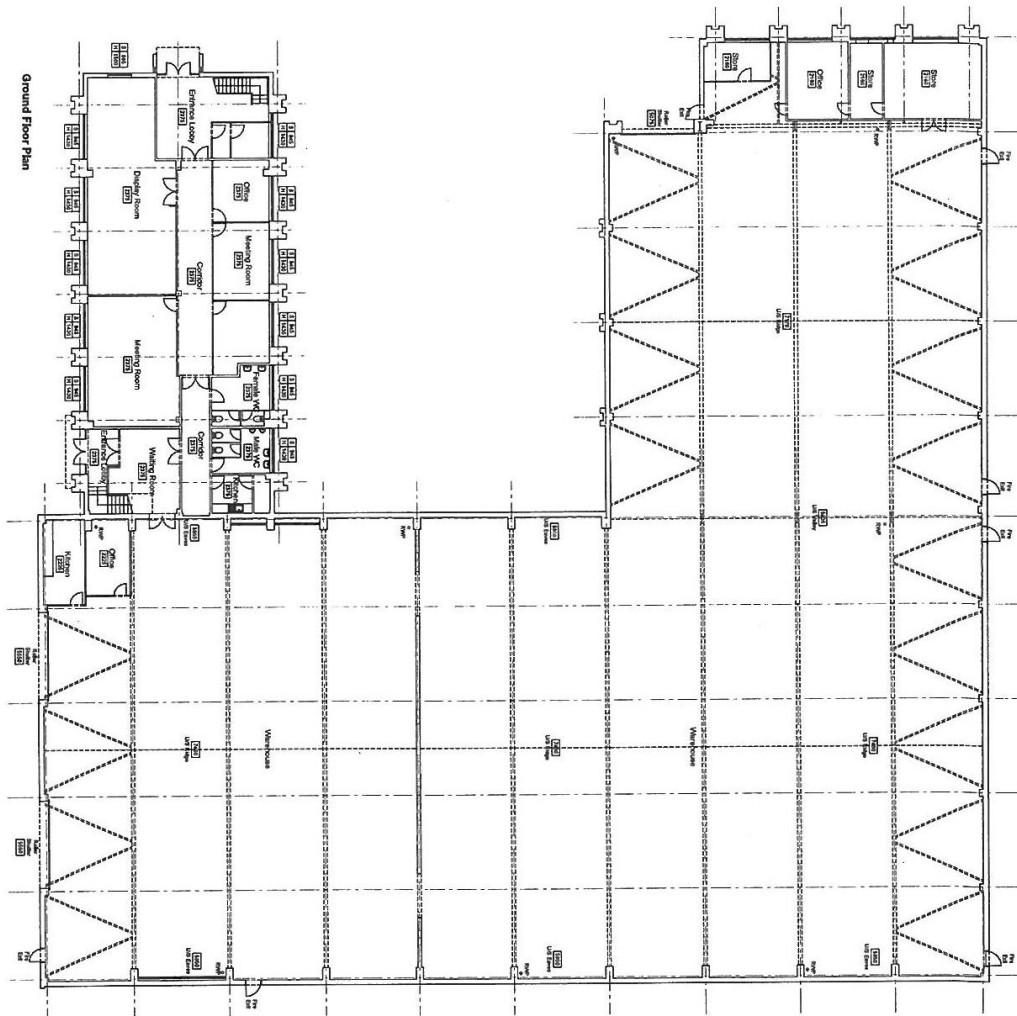


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