

nexus park

HAMBRIDGE ROAD ■ NEWBURY ■ RG14 5TR

CANMOOR

PRE-LETS
AGREED WITH
F1 AUTOCENTRES AND
CAMP HOPSON



New Warehouse / Industrial Units 11,000 – 27,000 sq ft **TO LET**

NOW AVAILABLE

- Established commercial location
- 8m clear internal warehouse height
- Quality office accommodation

NEWBURY

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NEXUS PARK is a terrace of six new warehouse/industrial units being constructed to a high standard with steel portal frames, sheet metal cladding, pitched roofs and fitted open plan first floor offices.



WAREHOUSE

- Minimum 8m clear height
- Electrically operated loading doors
- Floor loading 37.5kN per sq m
- 3 phase power supply
- All mains services

OFFICES

- Suspended ceilings
- LED recessed lighting
- Fully carpeted
- Raised floors
- Male, female and disabled WCs
- Kitchenette

EXTERNAL

- Designated parking
- Loading bays
- Landscaped environment
- Access to canal
- Potential to secure yards

ENVIRONMENTAL CREDENTIALS

- EPC A Target Rating
- BREEAM Very Good
- Bike Shelters
- 15% rooflights for increased natural lighting
- Motion sensitive LED lighting to offices

NEWBURY

ACCOMMODATION

		sq ft	sq m
UNIT 1	Warehouse	13,138	1,220.6
	Offices	1,724	160.2
Total		14,862	1,380.8

Car Parking Spaces 15

UNIT 2	Warehouse	11,016	1,023.4
	Offices	1,704	158.3
Total		12,720	1,181.7

Car Parking Spaces 12

UNIT 3	Warehouse	9,060	841.7
	Offices	1,707	158.6
Total		10,767	1,000.3

Car Parking Spaces 17

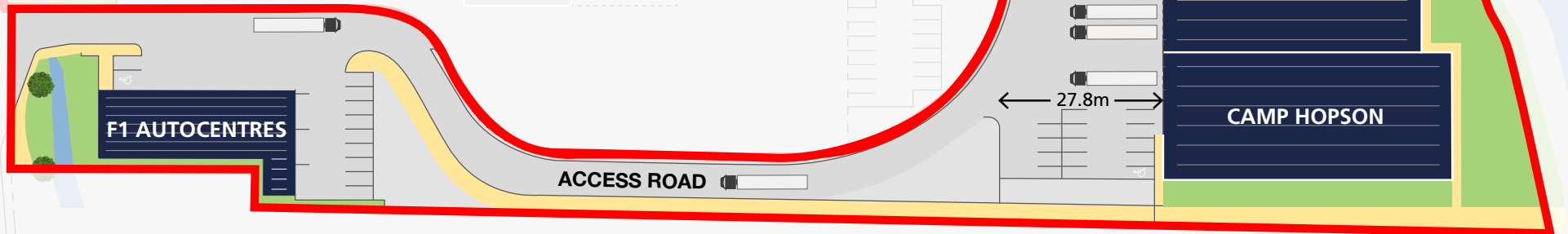
UNIT 4	Warehouse	9,062	841.9
	Offices	1,704	158.3
Total		10,766	1,000.2

Car Parking Spaces 17

UNIT 5	Warehouse	10,507	976.1
	Offices	1,720	159.8
Total		12,227	1,135.9

Car Parking Spaces 10

*APPROX GEA MEASUREMENTS



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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	M3 – Junction 9	26.2 miles
M4 - Junction 13	4 miles	M25 – Junction 15	44.5 miles
M3 – Junction 6	18.5 miles	London Heathrow	45 miles

TERMS

The units are available for lease. Full quoting terms are available from the joint agents.

FURTHER INFORMATION

For further information please contact the joint agents.



St. Lukes House, Oxford Square, Oxford Street, Newbury RG14 1JQ

Jon Varney
jon@dealvarney.co.uk



Andy Harding
andy.harding@eu.jll.com

Shaun Rogerson
shaun.rogerson@eu.jll.com