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# Altitude

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Main Street, Greenham Business Park  
Newbury, RG19 6HN  
[///struts.action.easily](http://struts.action.easily)

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**33,117 sq ft / 3,077 sq m**  
Industrial warehouse accommodation  
with air-conditioned office

## To Let



# Altitude

33,117 sq ft / 3,077 sq m

A high-quality Grade A warehouse / industrial unit with air-conditioned office accommodation. The property is fully self-contained and occupies a prominent site in the centre of the business park.

The property benefits from a secure yard, allocated on-site car parking including EV charging provisions and bike storage.

## Accommodation

Warehouse	First floor office	Core	Total
28,817 sq ft	3,304 sq ft	996 sq ft	<b>33,117 sq ft</b>
2,677 sq m	307 sq m	93 sq m	<b>3,077 sq m</b>

## Specification includes:



Minimum eaves height of 10m



LED lighting, raised floor, suspended ceiling in office



Warehouse floor loading of 50kn/m<sup>2</sup>



24 hour security and private, secure yard



3 phase power supply providing 550 kVA



Air conditioned office (heating and cooling)



2 x full-height motorised roller shutter doors



10 person lift



EPC "A+" and BREEAM "Very Good"



36 car parking spaces including 3 disabled parking bays



16 x dual EV charging points



PV cells generating electricity for the occupier





# Communications

Greenham Business Park sits on the outskirts of Newbury, located in central southern England on the crossroads of the M4 (East/West) and A34 (North/South).

Set just off the A339, the A34 is just 4 miles away with M4 J13 only 7.7 miles to the north. There are also strong rail links, with an approximate journey time to Reading of 15 minutes and London (Paddington) of 42 minutes.

## Connectivity



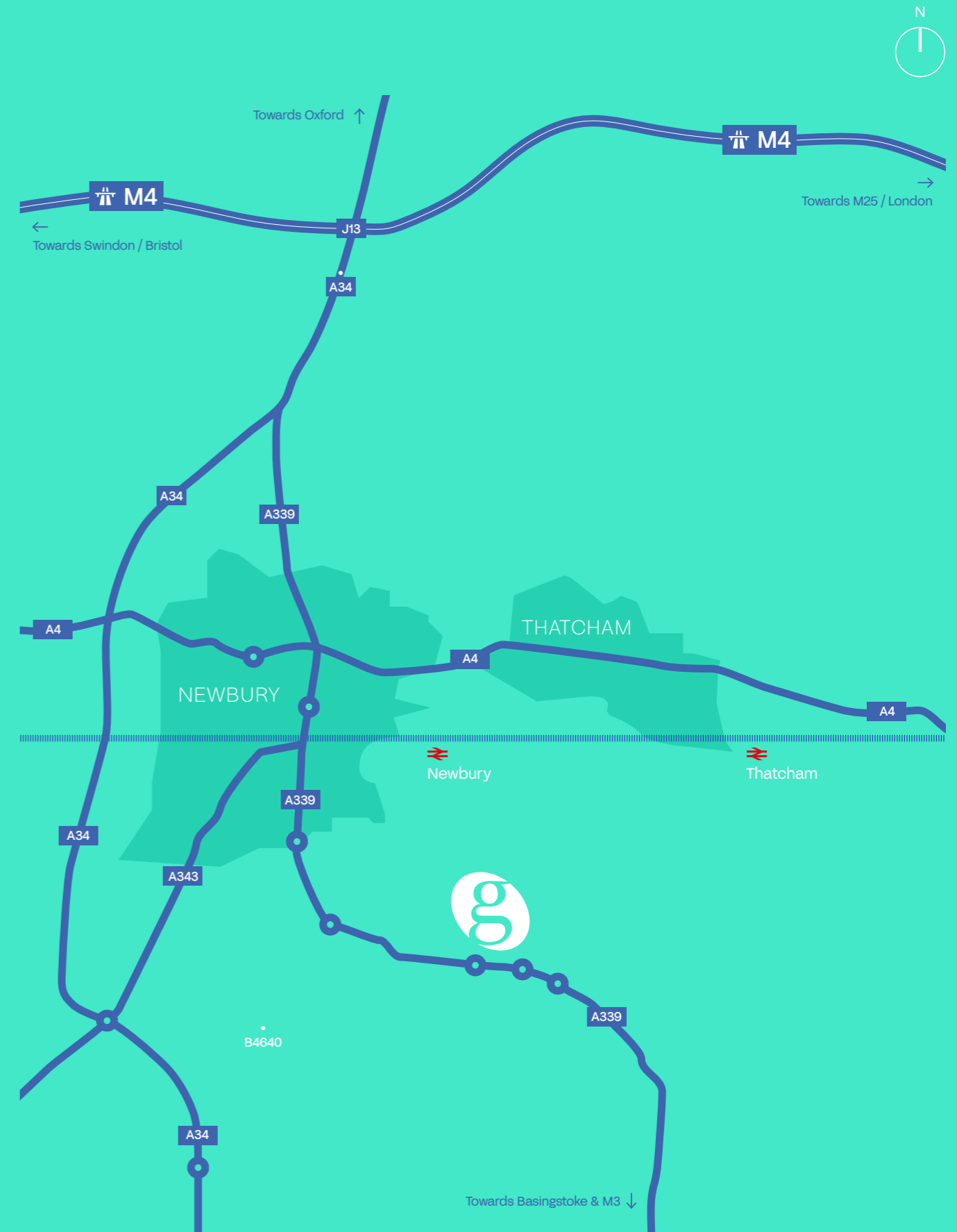
RAIL VIA NEWBURY		TIME
Reading		15 mins
London		42 mins
Swindon		53 mins
Southampton		89 mins



ROAD	DISTANCE	TIME
Newbury	3.9 Miles	9 mins
Thatcham	5.1 miles	14 mins
Basingstoke	12.4 Miles	18 mins
Reading	16.7 Miles	33 mins
Swindon	32.0 Miles	43 mins
Oxford	31.0 miles	40 mins
Southampton	38.4 miles	46 mins
London	63.8 miles	90 mins



AIRPORTS	TIME
Southampton	40 mins
Heathrow	50 mins
Gatwick	75 mins



## Terms

A new Full Repairing and Insuring lease for a term to be agreed. Quoting rent and full terms available upon application.

## Further information available from:

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#### Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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