



INDUSTRIAL / LIGHT INDUSTRIAL / INDUSTRIAL / WAREHOUSE TO LET

## 89NE GREENHAM BUSINESS PARK

89 Greenham Business Park, Greenham, Thatcham  
RG19 6HW

Building 89NE comprises a single storey property which provides a clear span workshop/warehouse.

3,838 SQ FT (356.56 SQ M)

**CAMPBELL  
GORDON.**

# Summary

<b>Available Size</b>	3,838 sq ft
<b>Rent</b>	£7 per sq ft exclusive of VAT.
<b>Rates Payable</b>	£2.76 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
<b>Rateable Value</b>	£24,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£1.25 per sq ft Estimated estate charge.
<b>EPC Rating</b>	Upon enquiry

# Description

Building 89NE comprises a single storey property which provides a clear span workshop/warehouse. The warehouse is steel frame with profile steel cladding. The building has access to shared toilet facilities.

# Location

Greenham Business Park is located to the south of Newbury at the crossroads of central southern England on the junction of the M4 (Junction 13) and the A34 which links the south coast with the north. The Park itself is situated on the A339 Basingstoke Road, just 3 miles from the main Newbury Railway Station.

# Accommodation

The accommodation comprises the following areas:

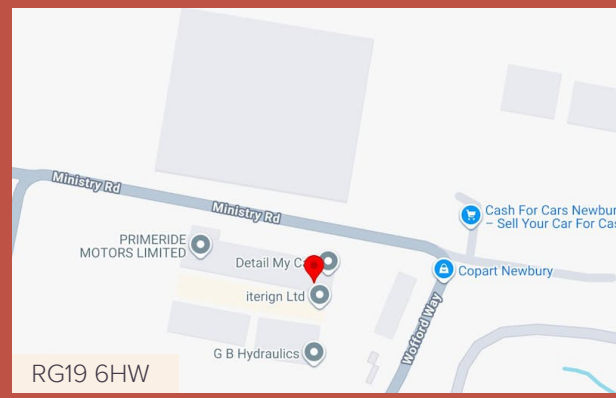
Description	Building Type	sq ft	sq m	Tenure
Building 89NE	Industrial	3,838	356.56	To Let
<b>Total</b>		<b>3,838</b>	<b>356.56</b>	

# Viewings

Viewings by appointment only.

# Terms

The property is available to let on a new FRI leases for a term to be agreed.



# Viewing & Further Information



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