

RETAIL WAREHOUSE TO LET



ARTISTS IMPRESSION
PROPOSED NEW FRONT ELEVATION

- NEW LEASE

- APPROXIMATELY **10,000 SQ FT** WITH **10,000 SQ FT MEZZANINE**

- DOMINANT OUT OF TOWN LOCATION
WITH A CATCHMENT ESTIMATED TO BE
IN EXCESS OF 115,000 PEOPLE*



CLICK HERE TO
VIEW VIDEO
DRONE FOOTAGE

FR&P

**FRANCIS ROBERTS
& PARTNERS**

UNIT 5, NEWBURY RETAIL PARK, NEWBURY

LOCATION

RG14 7HU

There are a total of
761 customer
and **staff**
car parking
spaces.



The site is
opposite a
99,000 sq ft
(9,197 sq m) Tesco
supermarket.



The property is located on Newbury Retail Park which is situated in Pinchington Lane approximately 1.25 miles south of the town centre. Deichmann, J D Sports, Sports Direct, Home Bargains, Matalan, Cancer Research UK, Hobbycraft, Costa Coffee, Pets At Home, Lidl, TK Maxx, Currys, M&S Food and Boots are also represented on the retail park.

DESCRIPTION

The premises comprise a ground floor unit with a Gross Internal Floor Area (ground floor) of approximately 10,000sq ft (929sq m) and a mezzanine floor of 10,000 sq ft (929 sq m). Detail drawings of the property are available upon request.



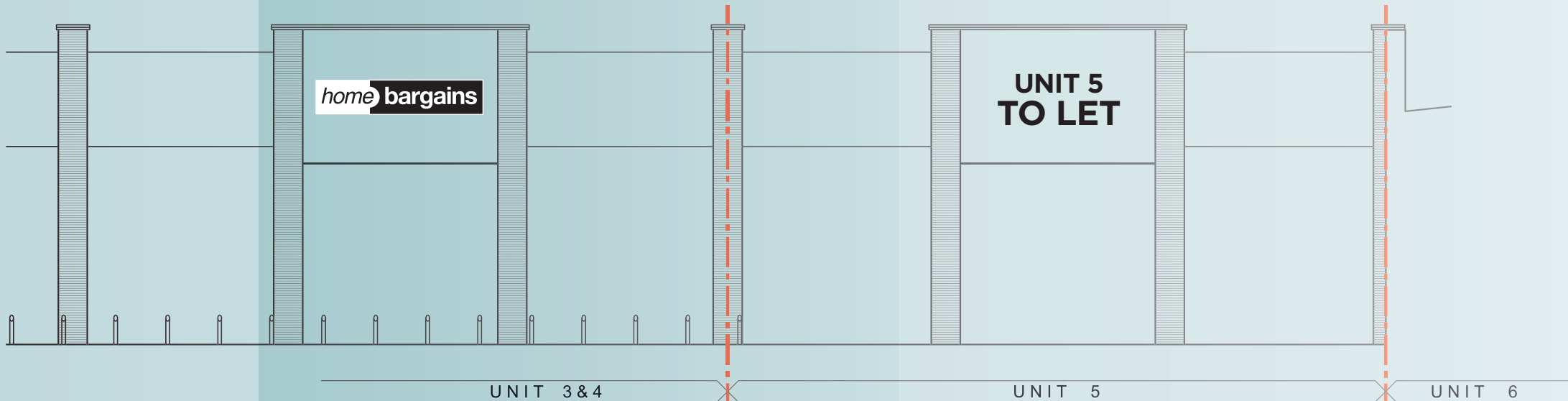
LEASE

A new Full Repairing and Insuring lease for a term of 10 years subject to an upward only rent review at the expiry of the 5th year of the term.



PROPOSED FRONT ELEVATION

SUBJECT TO TOWN AND COUNTY PLANNING CONSENT





PLANNING

The permitted use of the property is Class E Non Food (Town and County Planning (Use Classes) (Amendments) Regulations 2020).

VIEWING

By appointment.

RENT

Upon application.



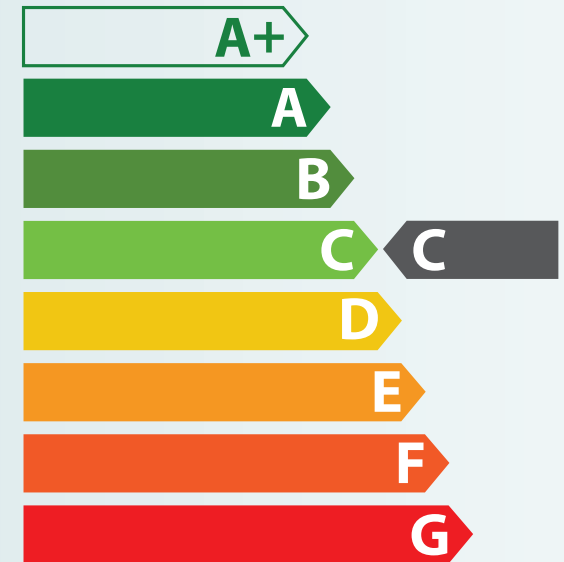
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



EPC

MORE ENERGY EFFICIENT



LESS ENERGY EFFICIENT

CONTACT



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The VAT position relating to the property may change without notice.

The photographs may show only certain parts of the property as they appeared at the time they were taken. Measurements, areas and distances given are only approximate.

Newbury Primary Retail Market Area circa 116,000 people : PROMIS