

Plot 4 TO LET

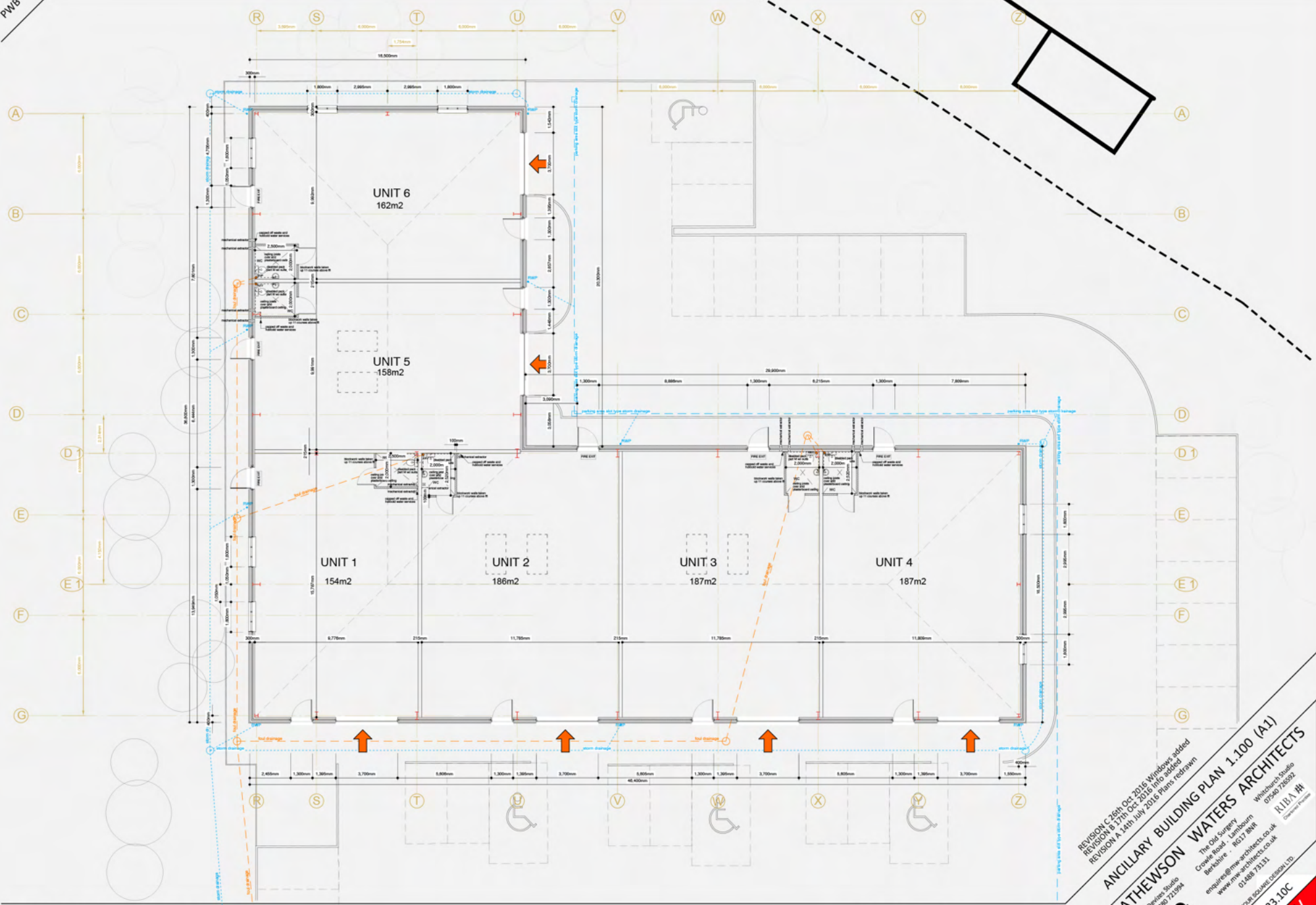
Lambourn Business Park
Lambourn Woodlands
RG17 7RY

Plot 4 is an expansive open-yard storage area of over 75,000 sqft, surrounded by perimeter palisade fencing and a gate for added security. The plot offers the option for developing a 10,000 sqft industrial unit, which can be customised to meet the tenant's specific requirements. Additionally, the finish of the yard may also be altered, from crushed concrete to tarmac, to cater to the tenant's needs.

Plot 4 can be combined with the opposite plot 5, illustrated below, to offer an additional 30,000 sqft of warehouse space and an additional 10,000 sqft of office space.

All planning documentation can be viewed on the West Berkshire planning website under reference 16/03435. More information can be requested upon enquiry.





LOWESDON WORKS LAMBOURN

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REVISION C 26th Oct 2016 Windows added
 REVISION B 27th Oct 2016 Info added
 REVISION A 14th July 2016 Plans redrawn

ANCILLARY BUILDING PLAN 1.100 (A1)
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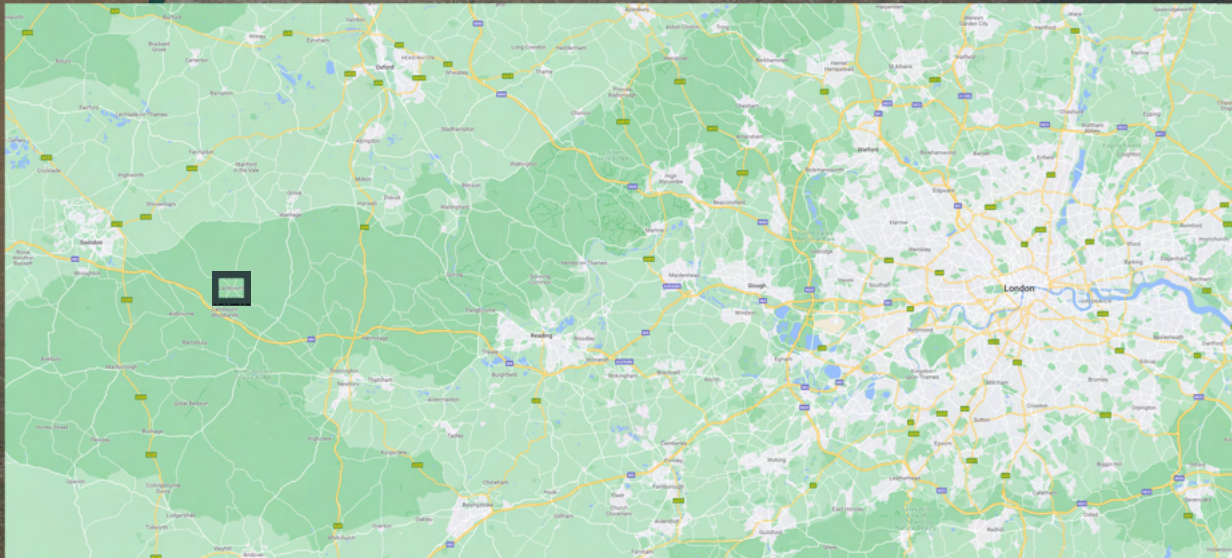


Further Information

Additionally, the site boasts access to power, water, septic tanks, and CCTV. Entry to the site is through a main gate on the B4000, which is closed at night but can be accessed remotely with a fob.

Location

The site is situated just off the B4000 Ermin Street, approximately 3 miles west of the M4 junction 14, and to the north of Hungerford and Newbury.



Terms

Flexible new leases are available on terms to be agreed.
Rent on enquiry.

VAT

The property is elected for VAT.

Contact Details

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