

lot 35

Consort House, Bone Lane Newbury, Berkshire RG14 5SD

Rent
£91,578.84
per annum

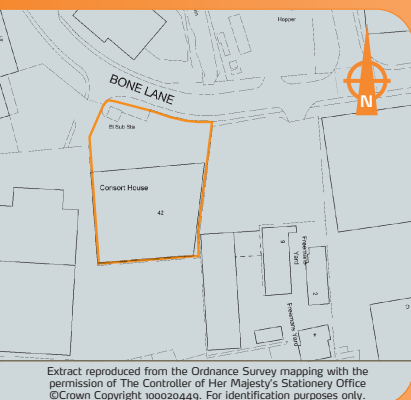
Freehold Warehouse and Office
Investment

- Tenants include Best Choice Direct Limited and Intelligent Retail Limited
- Established industrial/trade location well located close to the A339 and A34

- Active management potential
- Nearby occupiers include Screwfix, Travis Perkins, Wolseley UK and Cemex
- Approximate site area of 0.22 hectares (0.54 acres)



On behalf of
Trustees



Location

Miles: ¾ mile east of Newbury Town Centre
20 miles east of Reading
25 miles south-east of Swindon
Roads: A339, A34, M4 (Junction 13)
Rail: Newbury Railway Station (approx 50 mins to London Paddington), Newbury Racecourse Railway Station
Air: London Heathrow Airport, Southampton Airport

Situation

The property is located in an established industrial area some ¾ mile east of Newbury Town Centre with excellent transport links via the A339 and A34 providing access to the M4. The property is situated in a prominent position on the south side of Bone Lane. Neighbouring occupiers include Screwfix, Travis Perkins, Wolseley UK and Cemex.

Description

The property comprises two storey warehouse accommodation with first floor office accommodation. The property has been divided to create a number of individual units. The property benefits from 2 x vehicle loading doors, an eaves height of approx. 4.3 metres (14 ft) and a front yard providing car parking for approximately 25 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.	Reversion
Ground	Warehouse	401.62 sq m	(4,323 sq ft)	BEST CHOICE DIRECT LIMITED	From 12/03/2012	£12,975	11/03/2015
Ground	Warehouse	190.64 sq m	(2,052 sq ft)	QL PARTNERSHIP LIMITED	From 08/01/2014	£18,303.84	07/01/2016
Ground	Warehouse	582.21 sq m	(6,267 sq ft)	VACANT POSSESSION			
Part Ground & First	Office	480.21 sq m	(5,169 sq ft)	INTELLIGENT RETAIL LIMITED	From 26/03/2010	£47,900	11/04/2015
First	Office	110.65 sq m	(1,191 sq ft)	INTELLIGENT RETAIL LIMITED	From 15/08/2012	£12,400	12/04/2015
First	Office	678.74 sq m	(7,306 sq ft)	VACANT POSSESSION			
Totals		2,444.07 sq m	(26,308 sq ft)			£91,578.84	

For further details please contact:

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