

GREENHAM BUSINESS PARK,
NEWBURY, RG19 6HN

W3W///RACKED.STUMP.CUBED

ONE UNIT REMAINING TO LET OR FOR SALE

46,696 SQ FT (4,338 SQ M)

A34 CONNECT

A34CONNECT.COM



ashforddevelopments 

A34 CONNECT

◀ A339 To Basingstoke

A339 ▶ Newbury



DOWNTON

OSTEOTEC

SECONDARY ENTRANCE

ON-SITE DAY NURSERY



Kawasaki



ON-SITE CAFÉ / RESTAURANT

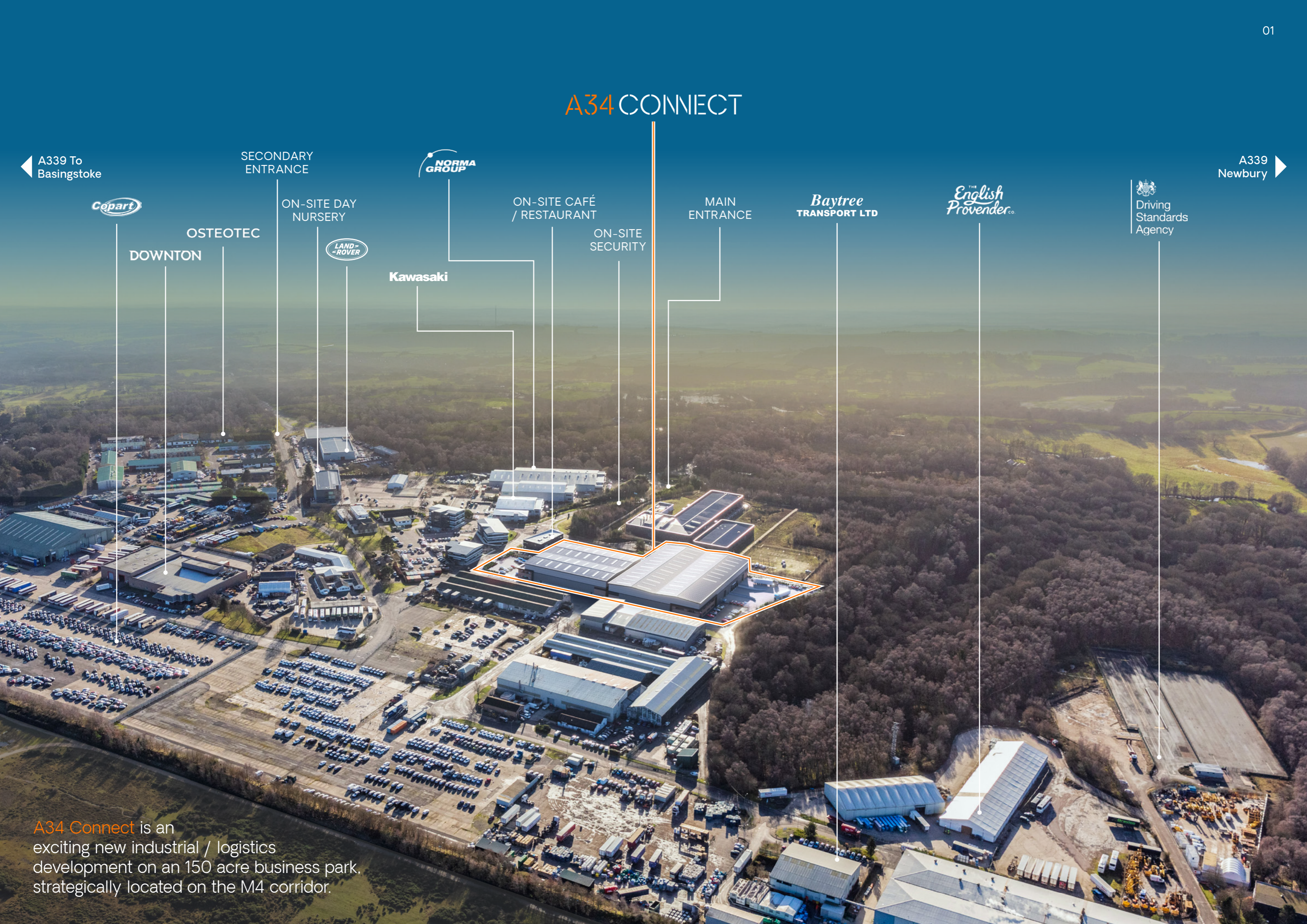
ON-SITE SECURITY

MAIN ENTRANCE

Baytree TRANSPORT LTD



A34 Connect is an exciting new industrial / logistics development on an 150 acre business park, strategically located on the M4 corridor.



THE LOGISTICS OF TODAY AND TOMORROW



11M CLEAR INTERNAL HEIGHT



ELECTRIC CAR CHARGING BAYS



50KN/M2 FLOOR LOADING



FULLY FITTED FIRST FLOOR OFFICES



24 HOUR ACCESS, SECURITY & CCTV



34M YARD DEPTH



4 LEVEL LOADING DOORS*

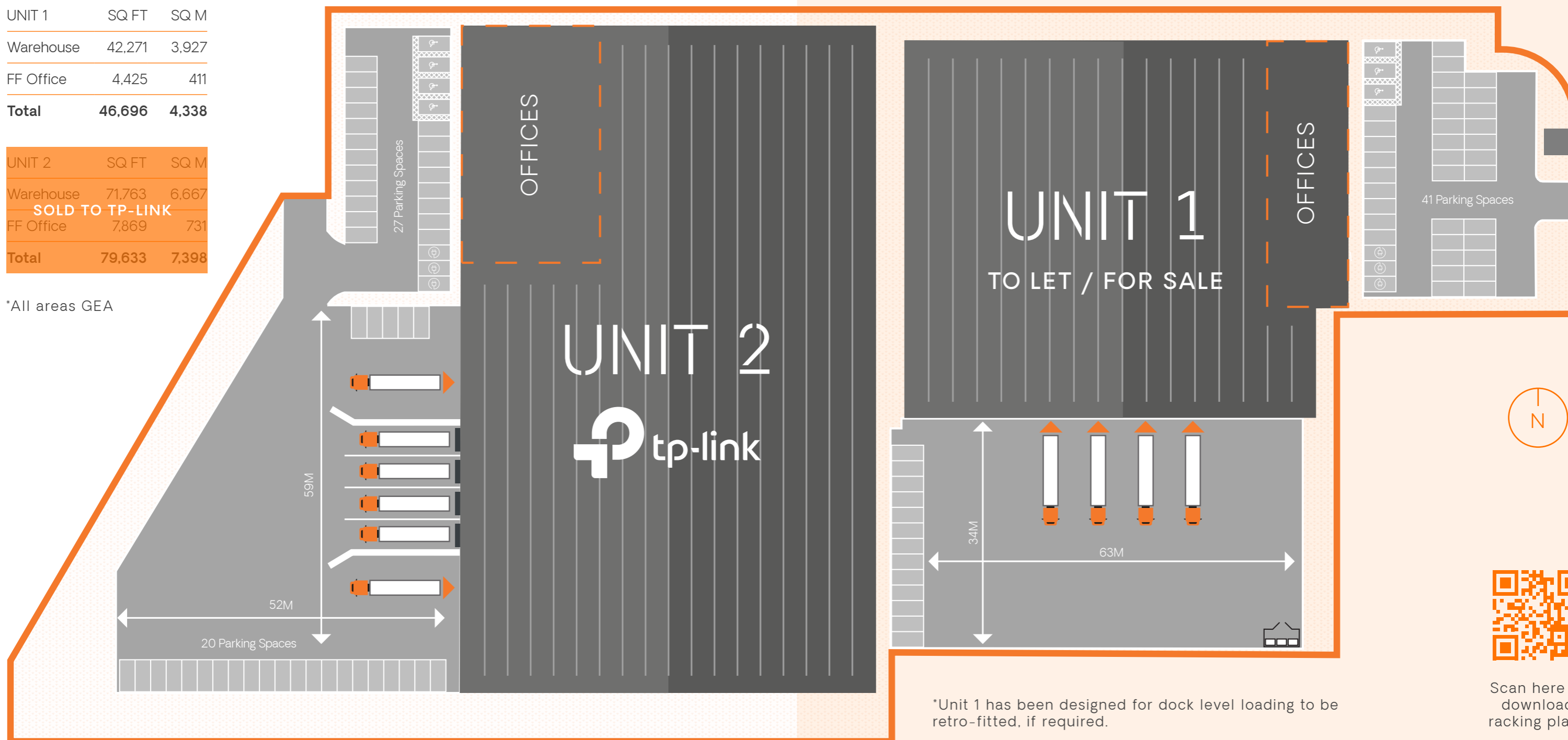


54 PARKING SPACES

UNIT 1	SQ FT	SQ M
Warehouse	42,271	3,927
FF Office	4,425	411
Total	46,696	4,338

UNIT 2	SQ FT	SQ M
Warehouse	71,763	6,667
FF Office	7,869	731
Total	79,633	7,398

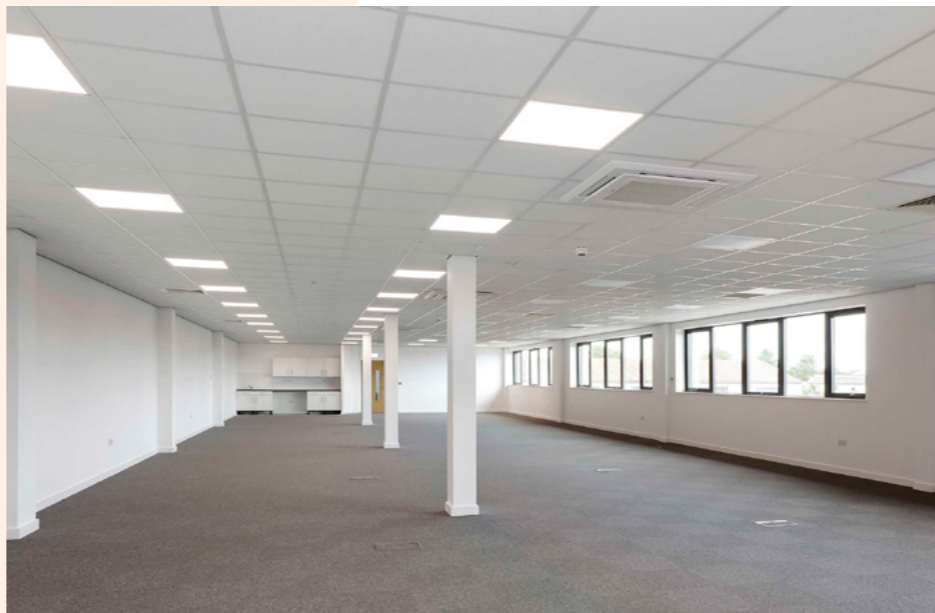
*All areas GEA



*Unit 1 has been designed for dock level loading to be retro-fitted, if required.



Scan here to download racking plans



LIVE LOCAL WORK LOCAL

A34 CONNECT is located next to the main entrance into Greenham Business Park.

The 150 acre business park is home to c.180 businesses. It offers a range of facilities and is surrounded by Greenham Common 750-acres of trails and rare lowland heathland.

7.9%

Of West Berkshire's working population are employed in the Manufacturing Industry.

5.1%

Of West Berkshire's residents are Process Plant and Machine Operatives.

486,500

Of the local population are economically active.

Source: Nomis



FREE NEWBURY SHUTTLE BUS SERVICE



ON-SITE CAFE & GALLERY



ON-SITE NURSERY



ON-SITE GYMNASIUM



LANDSCAPED PARK



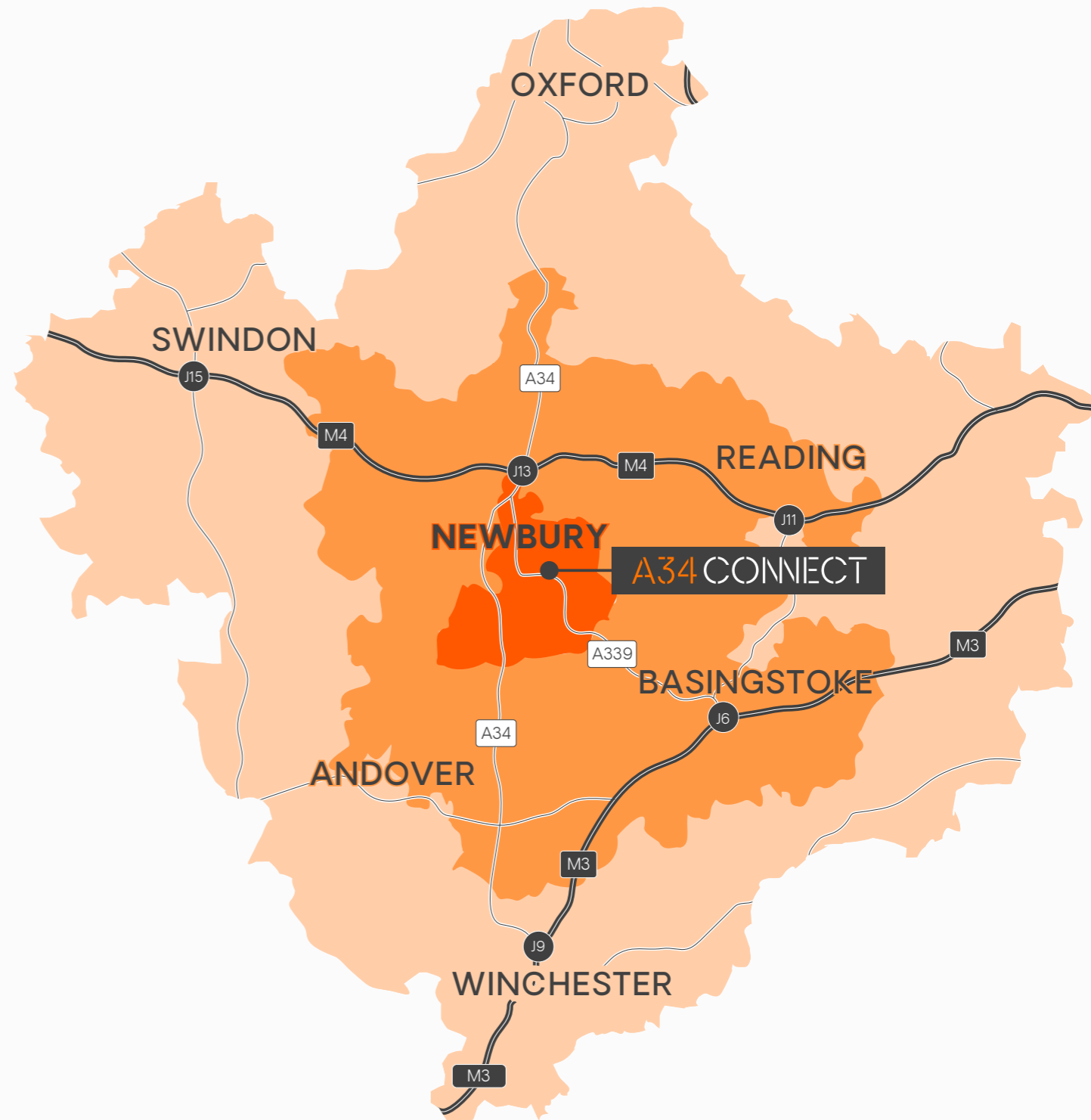
24 HOUR SECURITY



CCTV MONITORING



SURROUNDED BY GREENHAM COMMON



0-15 mins 15-30 mins 30-45 mins



76,216

POPULATION WITHIN 15 MINUTES



540,593

POPULATION WITHIN 30 MINUTES



2,103,808


POPULATION WITHIN 45 MINUTES


LOCAL LINKS NATIONAL CONNECTIONS

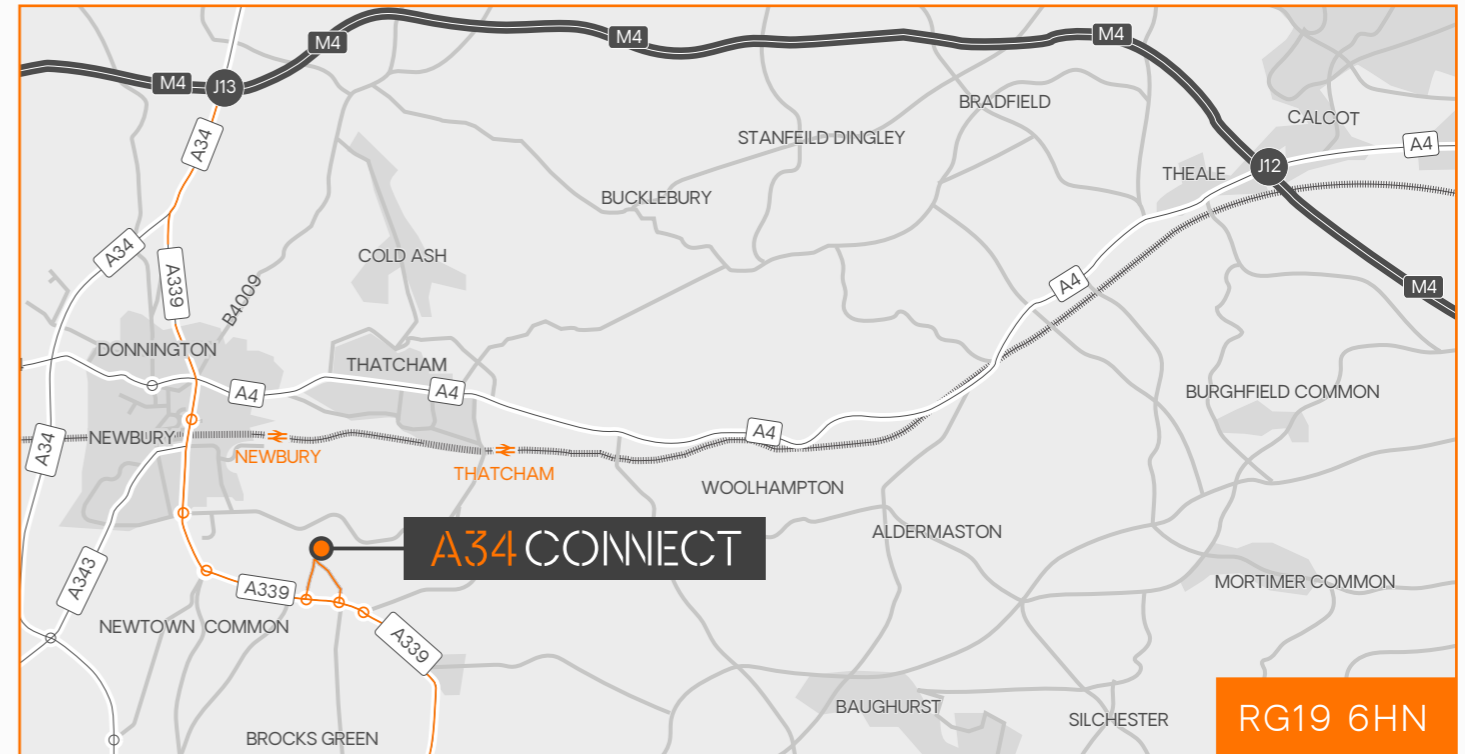
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford.

The town is strategically positioned and benefits from excellent road communications, as it lies close to the intersection of the M4 (Junction 13) and A34/A339. There are also strong rail links, with an approximate journey time to Reading of 25 minutes and London (Paddington) of 52 minutes.

	Newbury 4 miles 9 minutes	Thatcham 5 miles 14 minutes	Basingstoke 12 miles 16 minutes	Reading 17 miles 33 minutes	Oxford 31 miles 40 minutes	Swindon 32 miles 43 minutes	Southampton 38 miles 46 minutes	London 64 miles 90 minutes
--	--	--	--	--	---	--	--	---

	Newbury 13 minutes (4 miles)	Thatcham 14 minutes	Basingstoke 10 minutes	Reading 22 minutes	Oxford 65 minutes	Swindon 58 minutes	Southampton 98 minutes	London 58 minutes
--	---	-------------------------------	----------------------------------	------------------------------	-----------------------------	------------------------------	----------------------------------	-----------------------------

	Southampton 37 miles 40 minutes	Heathrow 43 miles 50 minutes	Bournemouth 62 miles 70 minutes	Gatwick 72 miles 75 minutes	Luton 73 miles 80 minutes	Bristol 77 miles 85 minutes
--	--	---	--	--	--	--



A34CONNECT.COM

 ashforddevelopments

hatch
0118 933 1303
hatch-re.com

Philip Hunter
07752 140 927
philip@hatch-re.com

HOLLIS HOCKLEY
www.hollishockley.com

Nick Hardie
07732 473 357
nick.hardie@hollishockley.co.uk

Will Merrett-Clarke
07774 269 443
william.merrett-clarke@hollishockley.co.uk

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. December 2023. Design by CORMACK cormackadvertising.com.