

GREENHAM BUSINESS PARK,
NEWBURY, RG19 6HN

W3W///RACKED.STUMP.CUBED

ONE UNIT REMAINING FOR SALE OR TO LET

AVAILABLE WITH 4x LEVEL ACCESS DOORS
OR 2x LEVEL ACCESS DOORS AND 2x DOCK LEVEL DOORS

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

A34 CONNECT

A34CONNECT.COM

SOLD TO  tp-link



ashforddevelopments 

A34CONNECT

◀ 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*

See Options Below

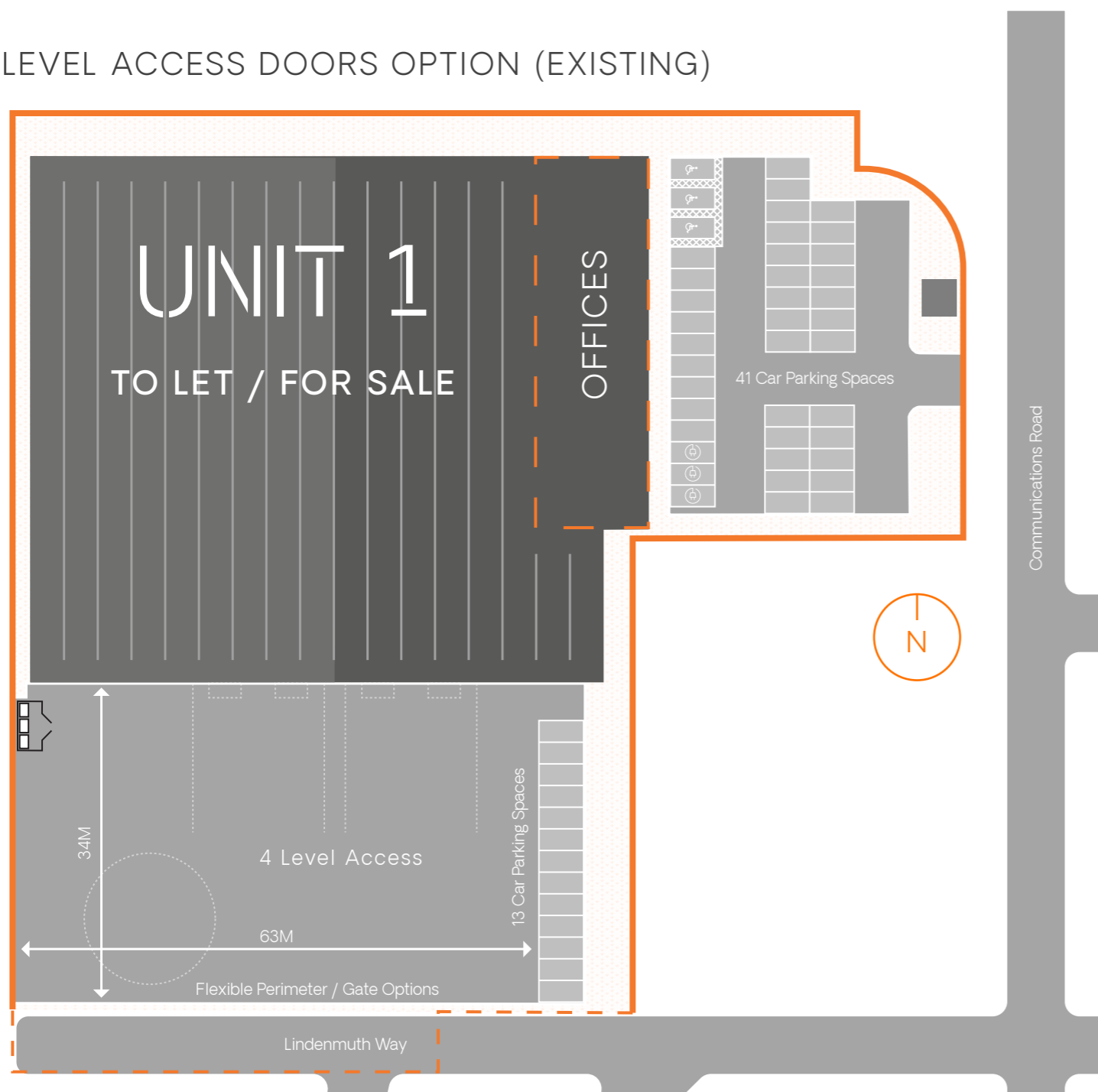


54 PARKING SPACES

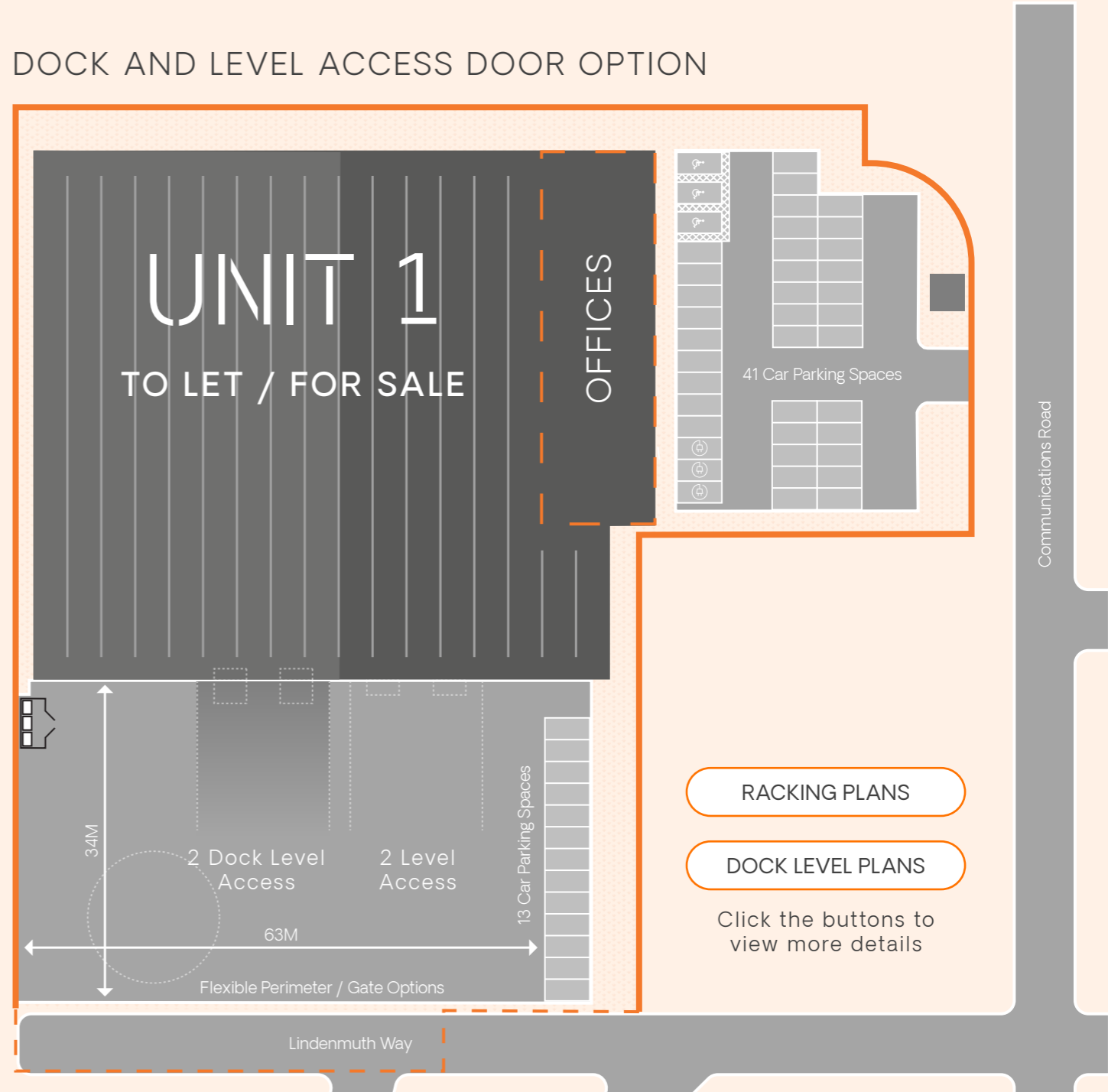
UNIT 1	SQ FT	SQ M
Warehouse	42,271	3,927
FF Office	4,425	411
Total	46,696	4,338

*All areas GEA

LEVEL ACCESS DOORS OPTION (EXISTING)



DOCK AND LEVEL ACCESS DOOR OPTION



[RACKING PLANS](#)

[DOCK LEVEL PLANS](#)

Click the buttons to view more details



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



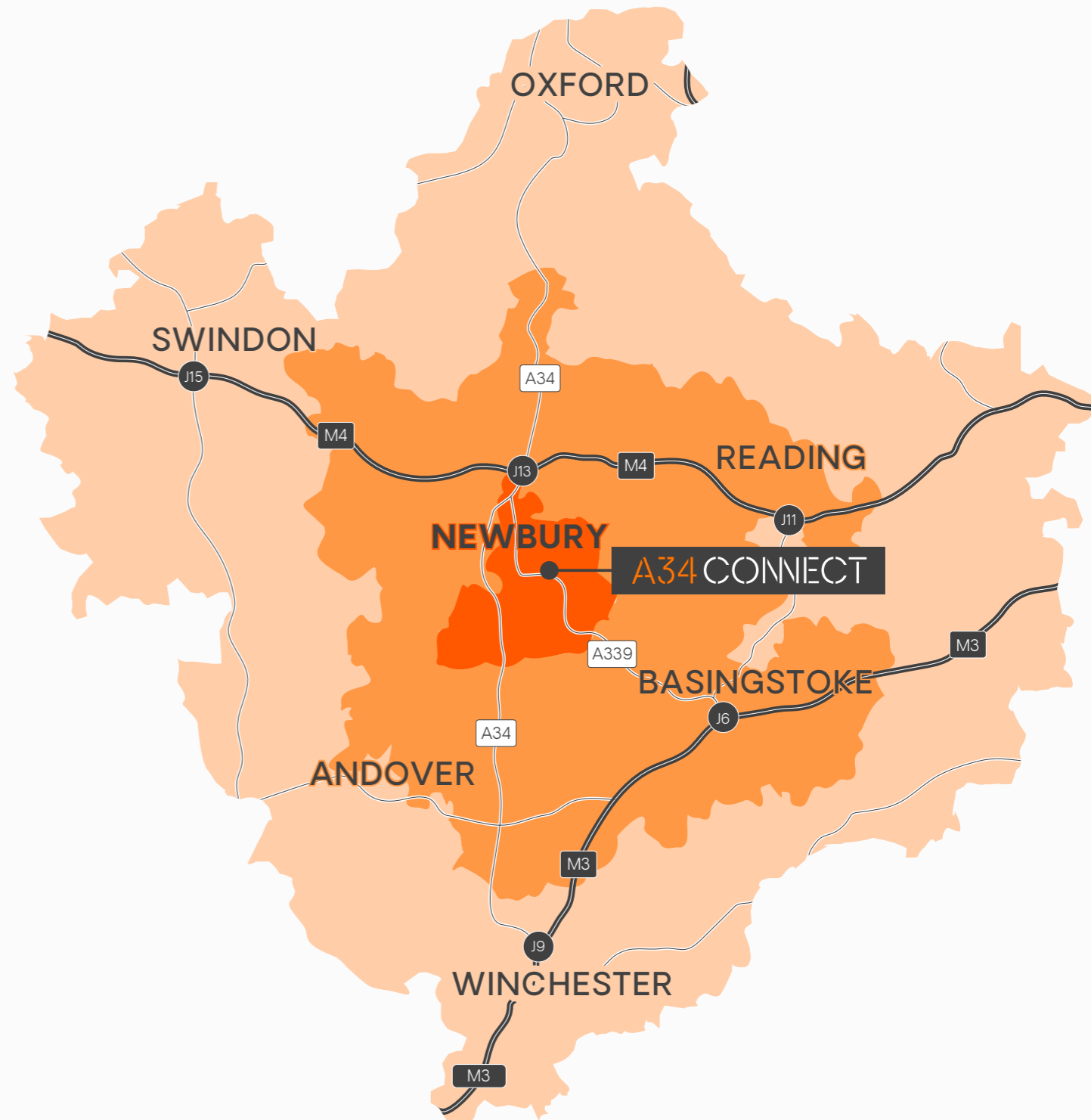
24 HOUR SECURITY



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

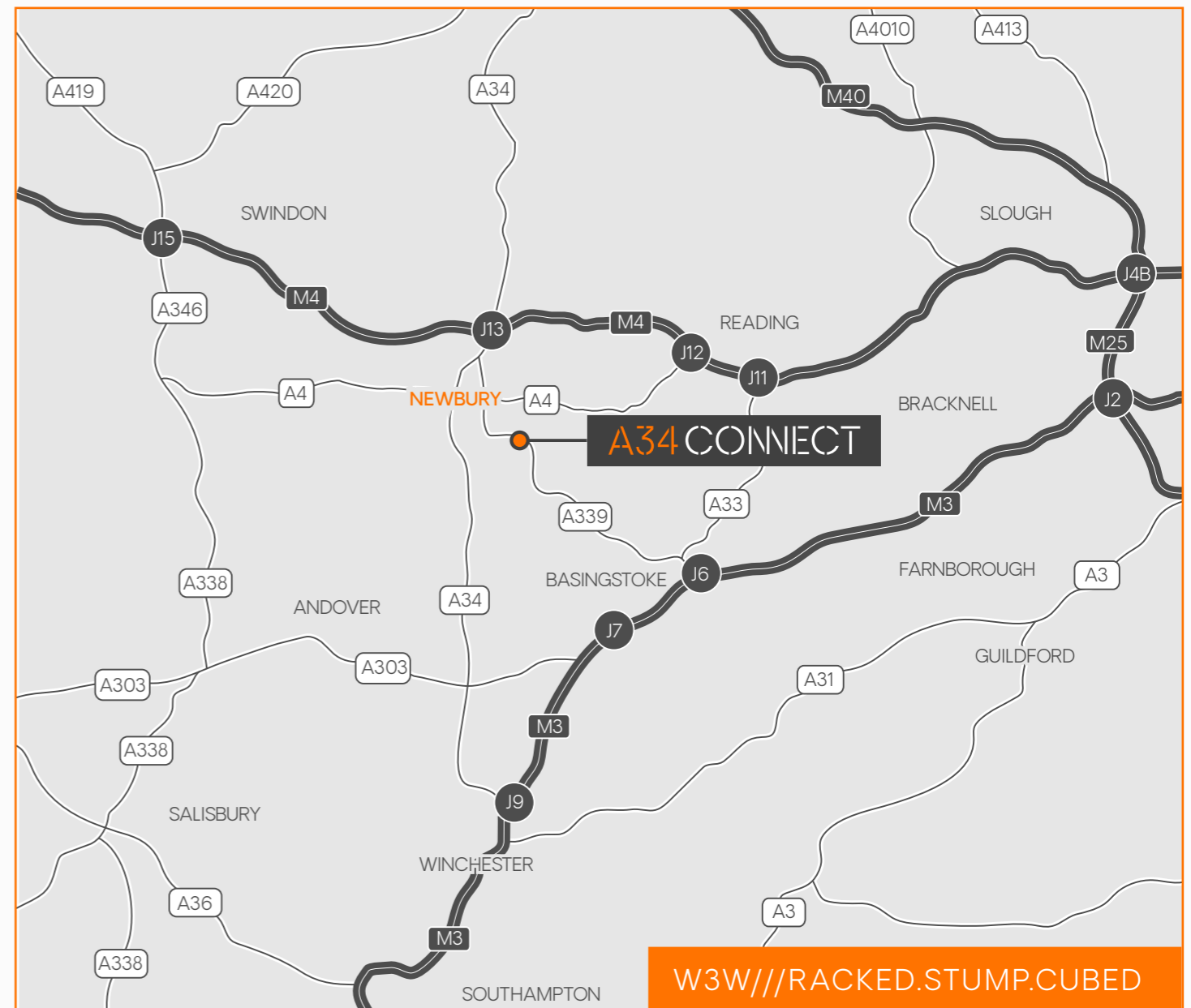
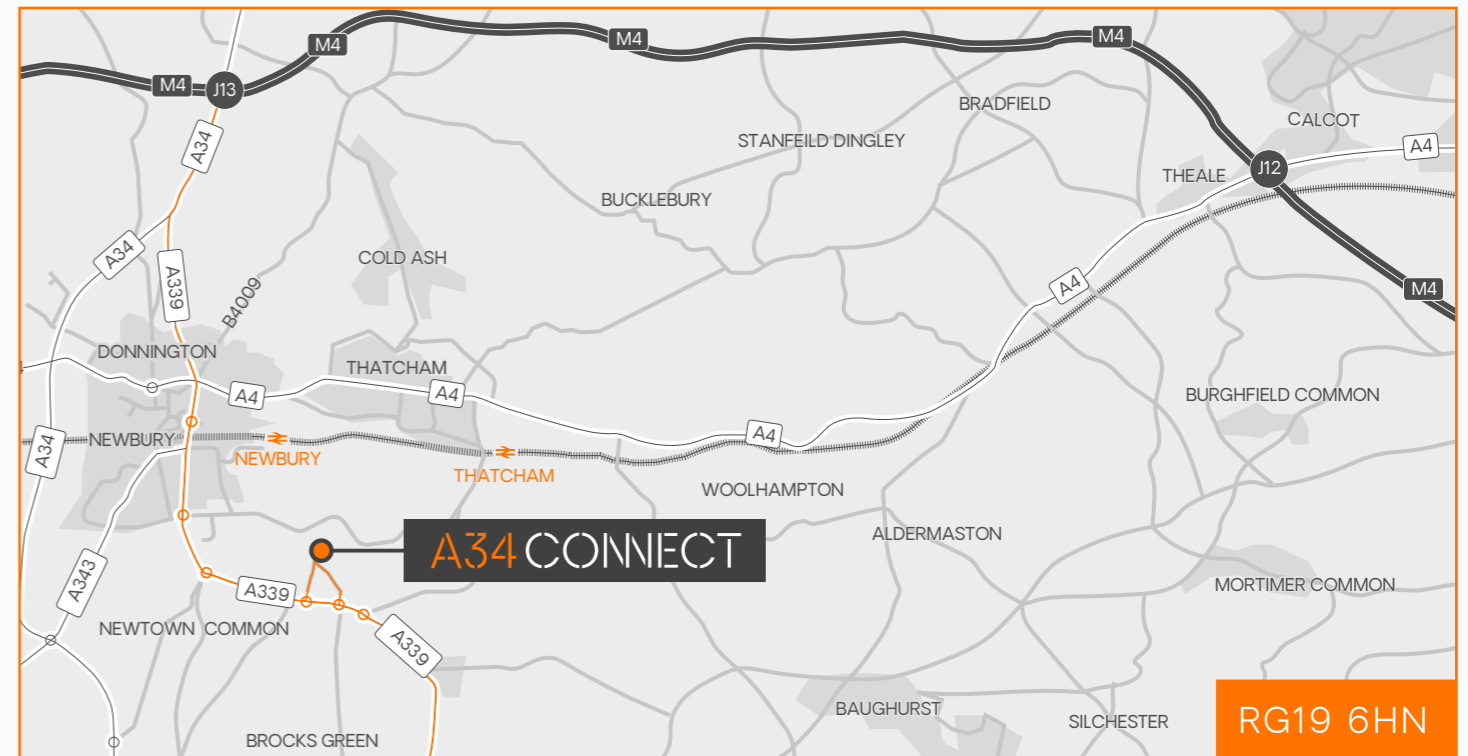
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford.

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
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	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
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	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
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A34 CONNECT

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For enquiries and availability please contact:



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A DEVELOPMENT BY


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