

## THE VOTEC CENTRE

HAMBRIDGE LANE  
NEWBURY RG14 5TN



## TO LET

**Office / Business Units** on a high quality campus comprising six, two storey units.

**1,280 - 6,800 sq ft**



- MODERN, HIGH QUALITY OFFICE/BUSINESS CAMPUS
- PART AIR-CONDITIONED
- GENEROUS CAR PARKING ALLOCATION
- INTERNALLY REFURBISHED
- MATURE LANDSCAPED GROUNDS
- EXCELLENT TRANSPORT LINKS
- CATEGORY II LIGHTING
- PERIMETER TRUNKING
- DOUBLE GLAZING



**The Votec Centre** is a modern, high quality office/business campus comprising six, two storey units. The units are all finished to a high standard throughout, with the offices benefitting from suspended ceilings, new lighting and heating/air conditioning. The business units feature roller shutter doors and are suitable for a variety of uses.

Externally the units are set within mature landscaped grounds adjacent to the River Kennet and the canal, and they all benefit from generous car parking allocations.

The Votec Centre is located on Hambridge Lane, to the east of the town centre. The estate is one of Newbury's main commercial areas and is easily accessed by both the A34 and the A339.





**Newbury** is a thriving commercial centre located approximately 60 miles from London and 20 miles from Reading. Situated within the heart of the M4 corridor, the town is ideally located for business being easily accessible from the main motorway network with Junction 13 of the M4 within 4 miles and the A34 providing efficient access to the south and Southampton. The town boasts two rail stations offering direct easy access to London Paddington and is home to many major National and International companies including Vodafone, Bayer and Stryker.



#### **Accommodation**

A variety of different office and business units are available, please contact the agents for further information.

#### **Legal Costs**

Each party to be responsible for its own costs incurred in respect of any transaction.

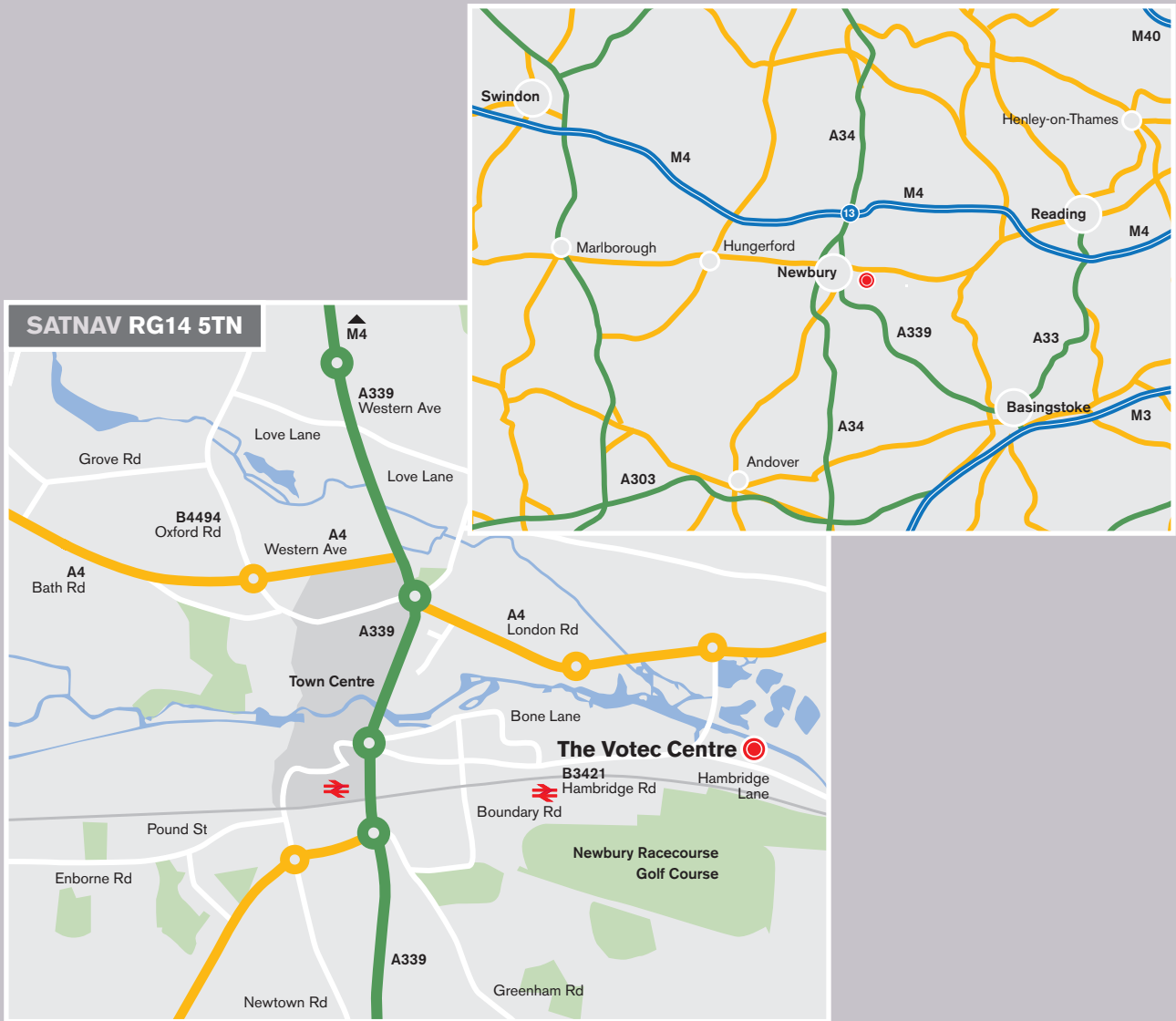
#### **Service Charge**

A service charge is payable in respect of the upkeep of the common parts of the property, please contact the agents for further information.

#### **Rent**

Competitive rental packages are available, please contact the agents for further information.





For further information or to make viewing arrangements please contact:



**Energy Performance Rating**



**Misrepresentation Act.** These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Floor areas expressed on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Brochure compiled February 2013.