



Chartered Surveyors &
Commercial Property Consultants

**WAREHOUSE & UP TO 5 ACRES OF
CAR STORAGE LAND
TO LET**

**FORMER GAMA SITE, BRACKENWOOD LANE, GREENHAM
COMMON, NEWBURY, WEST BERKSHIRE, RG14 7HQ**

BUILDING 17,565 SQ FT (1,631.79 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The land is situated on the former GAMA site which is accessed from the main A339, South of Newbury.

DESCRIPTION

The property comprises the former Maintenance Shed for the Gama Site and includes:

- * Fully Fenced site
- * Surfaced apron / part concrete of 5 acres around the property
- * Gated entrance
- * Communal site, other tenants insitu
- * Concrete floor
- * Substantially constructed of concrete with clad elevations.
- * Large loading doors
- * Eaves height of approx 8m
- * Three Phase Power

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	1,631.79	17,565

RATING ASSESSMENT

Rateable Value building currently approx £50,000 Rates Payable approx £24,950

Land – approx Rateable Value £25,000 to £49,000 per acre depending upon space taken

SERVICE CHARGE

A service charge may be levied for communal items

PROPOSAL

The property is available on a new agreement the length of which is open to negotiation. Quoting rent on application. VAT is applicable to the rent.

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LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk

May 2025



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Approximate Site Plan

