

GREENHAM BUSINESS PARK,  
NEWBURY, RG19 6HN  
**W3W:///RACKED.STUMP.CUBED**  
46,696 SQ FT (4,338 SQ M)

# A34CONNECT

A34CONNECT.COM

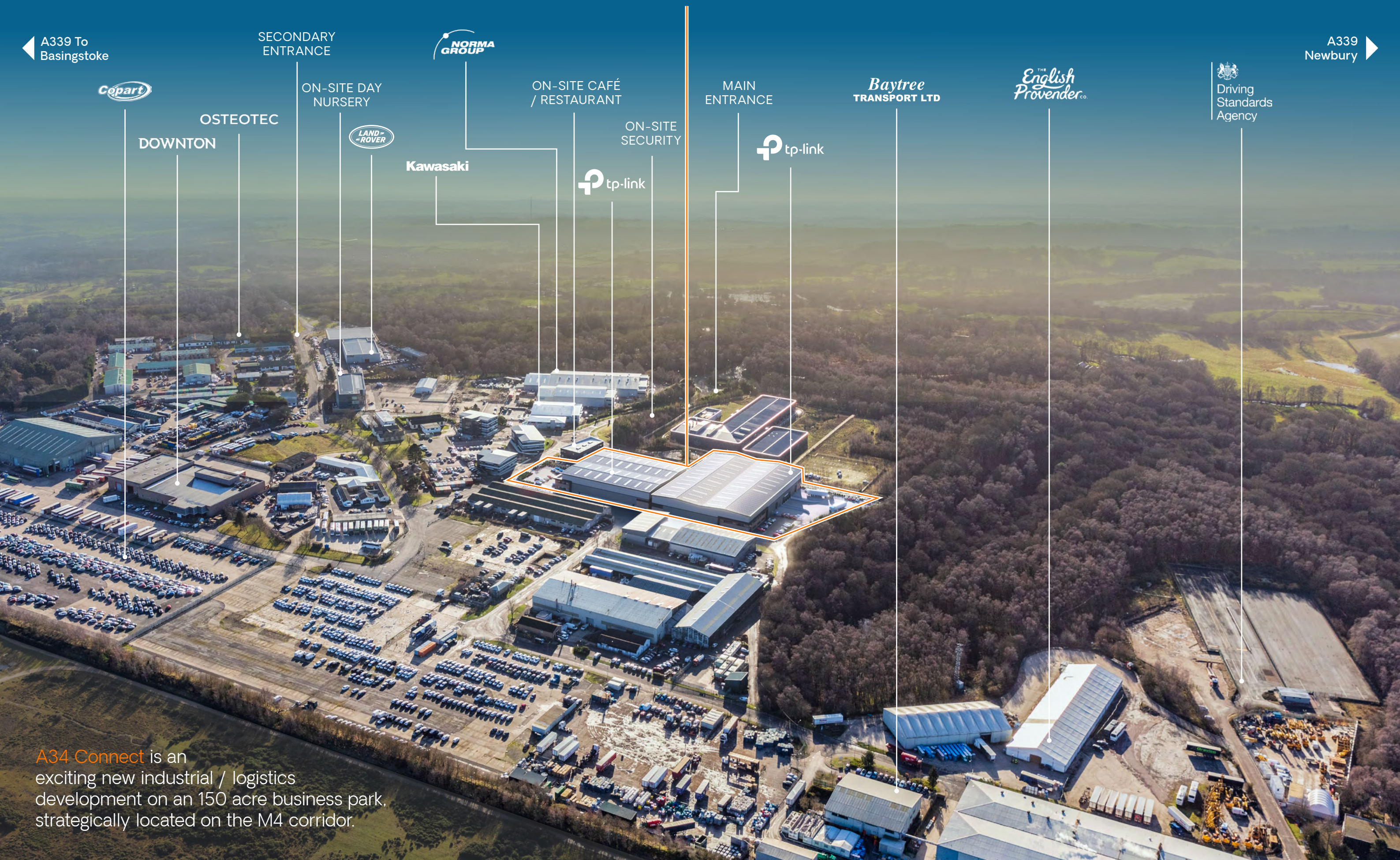
SOLD TO  tp-link

SOLD TO  tp-link

ashforddevelopments 



# A34 CONNECT



◀ A339 To  
Basingstoke

A339 ▶  
Newbury

**Copart**

**DOWNTON**

**OSTEOTEC**

SECONDARY  
ENTRANCE

ON-SITE DAY  
NURSERY

**LAND  
-ROVER**

**Kawasaki**

**NORMA  
GROUP**

ON-SITE CAFÉ  
/ RESTAURANT

ON-SITE  
SECURITY

**tp-link**

MAIN  
ENTRANCE

**tp-link**

**Baytree  
TRANSPORT LTD**

**THE  
English  
Provender.co**

**Driving  
Standards  
Agency**

**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\*

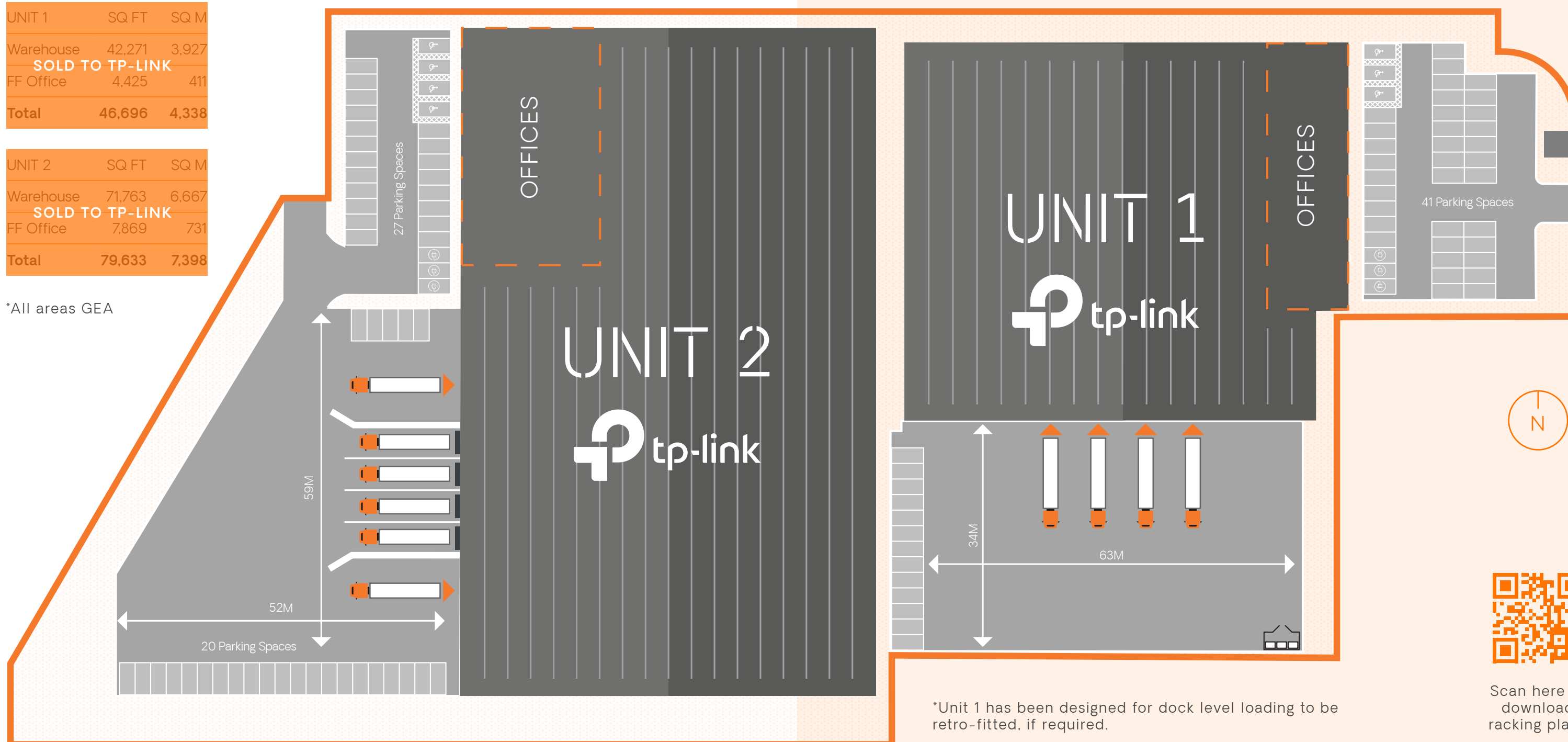


54 PARKING  
SPACES

UNIT 1	SQ FT	SQ M
Warehouse	42,271	3,927
SOLD TO TP-LINK		
FF Office	4,425	411
<b>Total</b>	<b>46,696</b>	<b>4,338</b>

UNIT 2	SQ FT	SQ M
Warehouse	71,763	6,667
SOLD TO TP-LINK		
FF Office	7,869	731
<b>Total</b>	<b>79,633</b>	<b>7,398</b>

\*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






# LOCAL LINKS NATIONAL CONNECTIONS

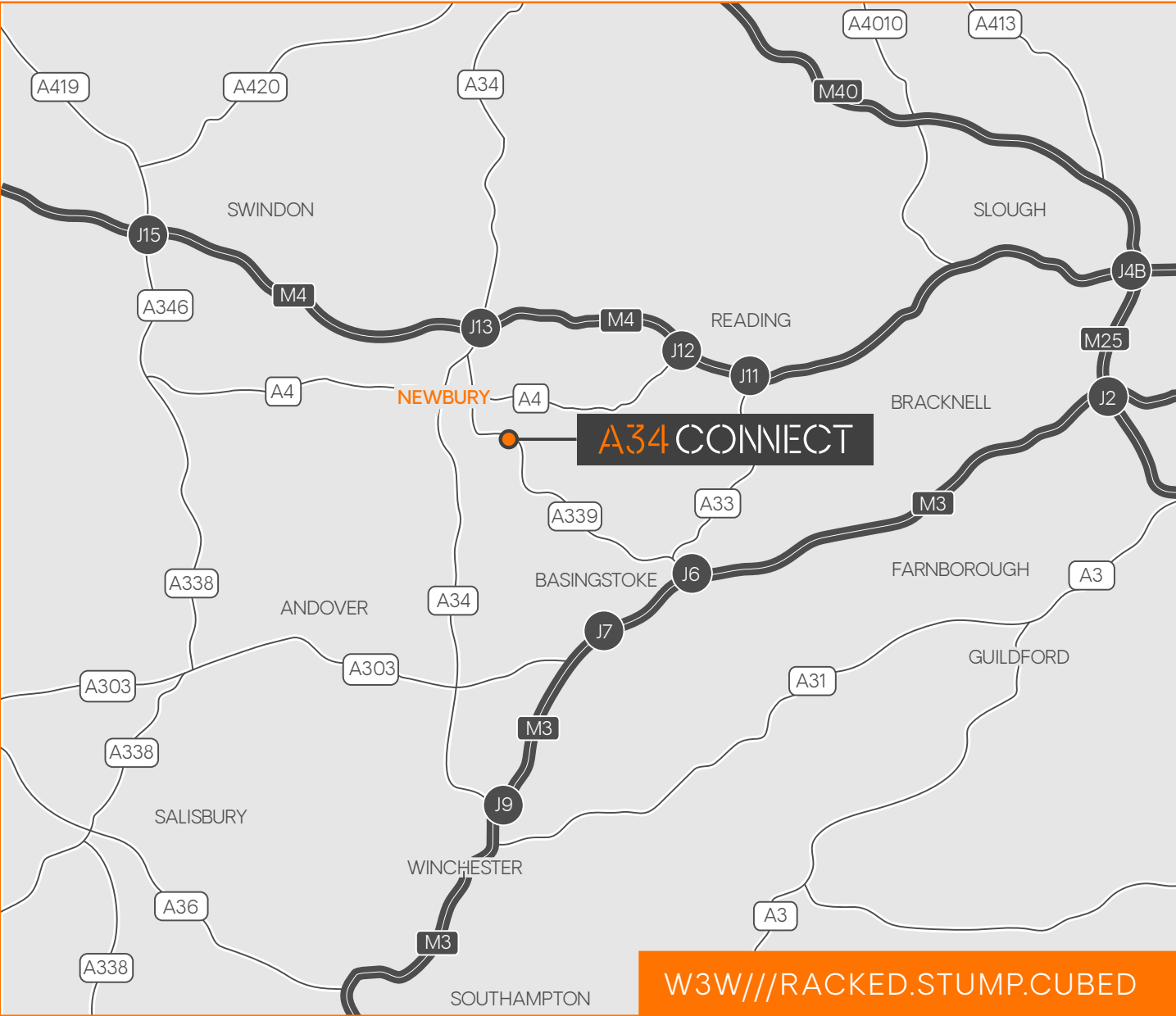
Newbury, in Berkshire, is centrally located in the M4 corridor, approximately 53 miles west of London and 25 miles south of Oxford.

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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**A DEVELOPMENT BY**

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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. May 2025.  
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