

## The Old Coach House, Turners Drive Thatcham, RG19 4QB



Good Quality Converted Offices  
With Parking  
From 1,847 sq ft to 4,108 sq ft  
**TO LET**

TEL: 01635 282566

**IMPORTANT:**

## Location

The Old Coach House is situated in Turner's Drive, a short distance from the junction with Station Road in a mixed use area which includes Thatcham House, an attractive character building as well as a large number of residential properties.

## Description

The property comprises a former Coach House on two floors of brick construction under a pitched tile roof with nine car-parking spaces. Having previously been refurbished several years ago, the property now benefits from the following:

## Amenities

- Perimeter trunking
- Carpeting throughout
- Gas central heating
- Ground and first floor kitchenette facilities
- Male and female toilet facilities on each floor

## Accommodation

Ground Floor	1,847 sq ft
First Floor	2,261 sq ft

**Total 4,108 sq ft**

Please note that the property is capable of being sub-divided into the following suites:-

Ground Floor (Right)	761 sq ft
Ground Floor (Middle & Left)	1,086 sq ft
First Floor (Right)	778 sq ft
First Floor (Middle & Left)	1,483 sq ft

These areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## Tenure

The property is available to let under a new lease with terms to be agreed. It is envisaged

that any lease will be for a minimum term of five years, but may incorporate suitable break options.

## Rent

Rental offers in the region of £50,000 per annum exclusive (£12.00/sq ft) are requested.

## Business Rates

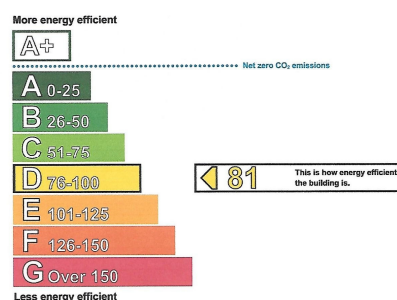
The property has a rateable value as follows:-

Rateable Value:	£39,750
Rates Payable:	£19,755.75

## VAT

The property is subject to VAT.

## Energy Performance Certificate



## Legal Fees

Each party will be responsible for their own legal costs.

## Viewing

Strictly by appointment with the joint agents:

## Richardson Commercial

**Paul Richardson**

**T: 01635 282566**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

Or

Hicks Baker 01189 556144 FAO Mark Previte

August 2016.

**Subject to Contract**