

UNIT 3, BERKSHIRE BUSINESS CENTRE
BERKSHIRE DRIVE, THATCHAM, RG19 4EW



Detached Warehouse/Industrial Unit

3,019 sq ft

TO LET

Tel: 01635 282566

IMPORTANT:

Location

Berkshire Business Centre is prominently situated along the A4 in Thatcham, providing swift access to Newbury (3 miles), M4 J13 to the west and M4 J12 to the east.

Thatcham main line railway station is approximately 2 minutes' drive distance.

Description

The property occupies a prominent location backing onto Pipers Way, being a detached purpose-built warehouse/industrial unit with brick elevations and pitched roof, as well as a single loading door.

Amenities

- Fully fitted first floor office
- Carpeting throughout
- Eaves height – minimum 20'
- Male and female toilet facilities
- 10' x 14' insulated overhead loading door
- 10 on site car-parking spaces to the front of the unit
- Landscaped courtyard
- 2 WCs

Accommodation

Gross Internal Area 3,019 sq ft

To include Ground and First Floor offices of 887 sq ft

This area has been measured on a gross internal basis in accordance with RICS Code of Measuring Practice

Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Preference would be given to a minimum of 5 years.

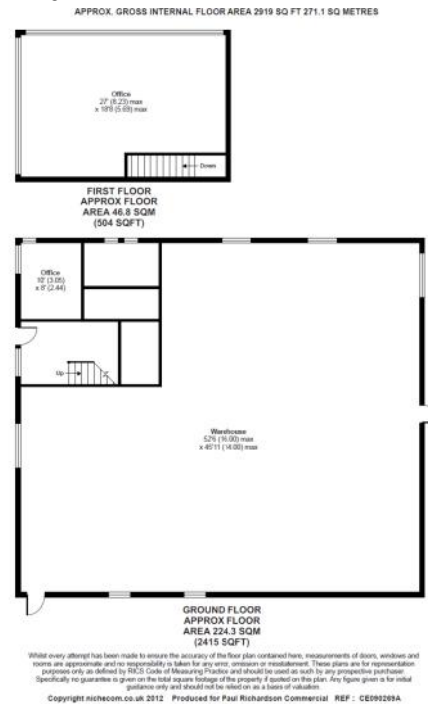
Rent

Rental offers in the region of £27,250 per annum exclusive.

Service charge

A service charge is levied in respect of the maintenance, upkeep and insurance of the external areas of the estate.

Floor Plan



Business Rates

Rateable Value £17,750

We strongly recommend that all interested parties make their own enquiries with West Berkshire Council to ensure this information is correct.

EPC

The Energy Performance Certificate rating is C (73). A full copy is available upon request.

Legal Fees

Each party is to bear their own legal fees.

Viewing

Strictly by appointment with the agent:

Richardson Commercial

Paul Richardson

T: 01635 282566

E: paul@richardson-commercial.co.uk

Please note that the leasing agent has interest in the ownership of this property.

November 2017.

Subject to Contract