

Unit C1, Block C

Pipers Lane Industrial Estate, Thatcham, RG19 4NA



Light Industrial / Warehouse Premises

2,969 sq ft

TO LET

Postal enquiries to Liberty House, Greenham Business Park, Thatcham, RG19 6HN

TEL: 01635 282566

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IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

Location

Pipers Lane Industrial Estate is located just off Pipers Way in Thatcham close to the train station. The development is approximately ¼ of a mile from the A4.

Description

Unit C1 comprises a self-contained end-terrace unit of steel portal frame with steel profile cladding externally above brickwork.

Externally there is car-parking and loading to the front of the unit.

Amenities

- **3 Phase Power Supply**
- **3.81m Eaves (12'6")**
- **Loading Door**
- **WC Facilities**

Accommodation

	Sq ft	Sq m
Office	498	46.26
Industrial/ Warehouse	2,471	229.55
Total	2,969 sq ft	275.81 sq m

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rental offers in the region of £25,250 per annum exclusive are sought.

Business Rates

Rateable Value £17,500

We strongly recommend that all interested parties make their own

enquiries with West Berkshire District Council to ensure this information is correct.

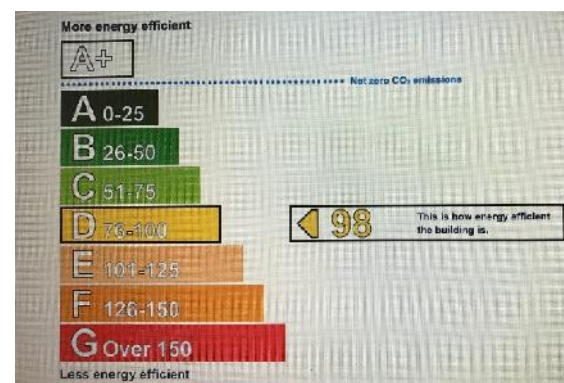
Service Charge

There is a service charge for the upkeep of common areas (roadways, landscaping etc). Further details on request.

VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

EPC



Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

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E: paul@richardson-commercial.co.uk

June 2020.

Subject to Contract