

# TO LET



**\*FLEXIBLE TERMS\***

## WAREHOUSE AND OFFICES

**12,024 SQ FT (1,117 SQ M) TO 22,680 SQ FT (2,107 SQ M)**



**UNIT 6B  
COLTHROP BUSINESS PARK  
COLTHROP LANE  
THATCHAM  
RG19 4LP**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Thatcham is a well established industrial centre located on the A4. Transport links to this location are very good with the A4 providing direct access to J12 of the M4 to the East, and Newbury to the West. Regular trains run direct from Thatcham Station to London Paddington, with a fastest journey time of approximately 45 minutes.

## DESCRIPTION

The units are in two principal bays which are divisible and are currently being used for steel fabrication. Construction is of steel frame with brick/block and part metal clad elevations to a pitched roof and concrete floor.

The property benefits from the following amenities;

- Staff room
- 6m clear height (approx)
- Male and female WCs
- Self contained offices
- 3 phase power
- Translucent roof lights
- Ample on site parking
- 32 car spaces
- Secure gated site
- Overhead crane

## ACCOMMODATION

The main unit has an approximate depth of 60 meters; there is a roller shutter door of 4.7 meters height. All measurements are based on an approximately gross internal area.

## TENURE

Leasehold – flexible terms available

## QUOTING RENT

£2.99 per sq ft / £67,813 per annum (for the whole). VAT is applicable.

Or single unit at £35,950 per annum.

## SERVICE CHARGE

There is an estate service charge for external maintenance and repair, details of which are available upon request.

## RATES

There is an assessment for 6 Colthrop Business Park at £47,000 rateable value but only for 14,714 sq ft. On this basis the rates payable would be £1.32 per sq ft for the current year.

Division of the unit would call for a reassessment so this figure must be given as a guide alone and must not be relied upon.

We recommend all interested parties make their own enquiries with West Berkshire Council to ensure these details are correct. New rateable values can produce differing amounts payable depending on Transitional Relief together with inflationary limitations.

## VIEWING

Strictly by prior appointment with joint agents:



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

