

TO LET



INDUSTRIAL / WAREHOUSE UNIT

6,258 SQ FT
Gross Internal Area



UNIT 6
STATION ROAD INDUSTRIAL ESTATE
STATION ROAD
THATCHAM
RG19 4QY

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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

The Station Road Industrial Estate is located less than 1 mile to the south east of Thatcham town centre. It occupies a position adjacent to the mainline railway and approximately ½ mile from the main A4 which provides direct access to Junction 12 of the M4 motorway approximately 12 miles to the east.

DESCRIPTION

There are 6 properties on the Estate with a large communal yard and generous on site car parking. Unit 6 provides a mixture of warehouse space with ground and first floor offices and benefits from the following amenities;

Amenities include;

- Gas blower heater
- Fluorescent strip lights
- 3 phase power
- Translucent light panels
- Minimum eaves of 4.50m to the underside of the steel frame increasing to 5.3m to the gutter
- Motorised roller shutter door

ACCOMMODATION

Warehouse:	4,760 sq ft
Ground floor office:	749 sq ft
First floor office:	<u>749 sq ft</u>
Total	6,258 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PARKING

8 parking spaces are provided.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£37,600 per annum, plus VAT, exclusive of all other outgoings (£6 per sq ft).

RATES

Rateable Value: £25,500.00

Rates Payable: £11,041.50

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

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate which is presently budgeted at £2,940 plus VAT.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by prior appointment with joint agents:

DEAL VARNEY
(01635) 550211

Or

CARTER JONAS
(01635) 263030

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.commercialleasecodeew.co.uk

JV/msw/details_6_StationRdThat
Subject to Contract
Details prepared June 2011.