

# TO LET



**\*FLEXIBLE TERMS\***

## SINGLE BAY WAREHOUSE WITH OPTIONAL OFFICES

**7,319 SQ FT (680 SQ M) TO 10,656 SQ FT (990 SQ M)**



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

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Thattham 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 Thattham Station to London Paddington, with a fastest journey time of approximately 45 minutes.

## DESCRIPTION

The unit which is currently being used for steel fabrication is of steel frame construction with brick/block and part metal clad elevations to a pitched roof and concrete floor.

The property benefits from the following amenities;

- 6m clear height (approx)
- 1 triple width surface level loading door (10m wide)
- Gantry crane
- 3 phase power
- Translucent roof lights
- Open plan & partitioned office area
- Self contained parking

## ACCOMMODATION

The unit has an approximate depth of 38 meters with a roller shutter door (9.8m x 4.7m). In addition there is an office section which is largely open plan space but with mezzanine with partitioned offices and WC's.

	Sq ft	Sq M
Industrial:	7,319	680
Offices:	<u>3,337</u>	<u>310</u>
Total:	10,656	990

All measurements are based on an approximate gross internal area.

## TENURE

Leasehold – flexible terms available

## 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:



## EPC



Full EPC available on request

## QUOTING RENT

£37,300 per annum warehouse and office or the warehouse is available as a separate let if required. £25,616 p.a. VAT is applicable.