

TO LET



MODERN INDUSTRIAL / WAREHOUSE UNIT

5,747 SQ FT
(GROSS INTERNAL AREA)



**2 PIPERS COURT
BERKSHIRE DRIVE
THATCHAM
RG19 4ER**

**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

Pipers Court is a modern development of industrial and warehouse units located off Pipers Way, a popular industrial location to the east of Thatcham. Access is directly from the A4 which in turn links with Junction 12 of the M4 motorway, approximately 9 miles to the east.

DESCRIPTION

Unit 2 Pipers Court was built in 1989/1990 around a steel portal frame clad with laminated profile steel sheeting. The property provides warehouse/workshop accommodation with additional ground and first floor offices. To the rear is a large communal yard capable of accommodating 40ft articulated freight vehicles.

The accommodation benefits from the following amenities;

Warehouse

- 3 phase power
- Gas blower heater
- High level fluorescent strip lighting
- Up and over loading door
14'6" wide x 15'6" high
- 18ft min eaves
- Pitched roof with translucent roof light panels

Offices

- Suspended ceiling with recessed Category 2 fluorescent lighting
- Gas central heating
- Double glazed windows
- Carpeting throughout
- Male and female WC's on the first floor with male, female and disabled WC's on the ground floor

ACCOMMODATION

Warehouse:	3,861 sq ft
Ground floor office:	943 sq ft
First floor office:	<u>943 sq ft</u>
Total:	5,747 sq ft

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

CAR PARK

18 car parking spaces are provided with the property.

TERMS

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

RENT

£41,665 plus VAT, per annum (£7.25 per sq ft)

RENT DEPOSIT

Subject to covenant strength of the ingoing tenant the landlord reserves the right to request a rent deposit equivalent to at least 3 months rent plus VAT.

RATES

Rateable Value: £31,250

Rates Payable: £15,000 (2018/2019)

We recommend all interested parties make their own enquiries with West Berkshire District Council on 01635 42400 to ensure that this information is correct.

EPC

The Energy Performance Certificate rating is D-80. A full copy of the EPC is available on request.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is budgeted at £816 plus VAT for 2017.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

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

JV/msw/2PipersCourt
Subject to Contract
Details updated March 2018