

# TO LET



## MODERN INDUSTRIAL / WAREHOUSE UNIT

**5,428 SQ FT**  
(GROSS INTERNAL AREA)



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

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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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.

## 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 6 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
- Mains gas
- 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 fluorescent lighting
- Gas fired central heating
- Double glazed windows
- Carpeting
- Male and female WC's on the first floor with male, female and disabled WC's on the ground floor

## ACCOMMODATION

Warehouse (including undercroft storage/office space:	4,073 sq ft
First floor office:	<u>1,355 sq ft</u>
Total:	5,428 sq ft

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

## CAR PARK

20 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

£39,353 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: £32,500

Rates Payable: £15,360 (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 E-117

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is budgeted at £625.00 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](http://www.commericalleasecodeew.co.uk)

JV/msw/6PipersCourt  
Subject to Contract  
Details updated March 2018