

3,617 SQ FT  
(336 SQ M)

**TO LET**

# TBV

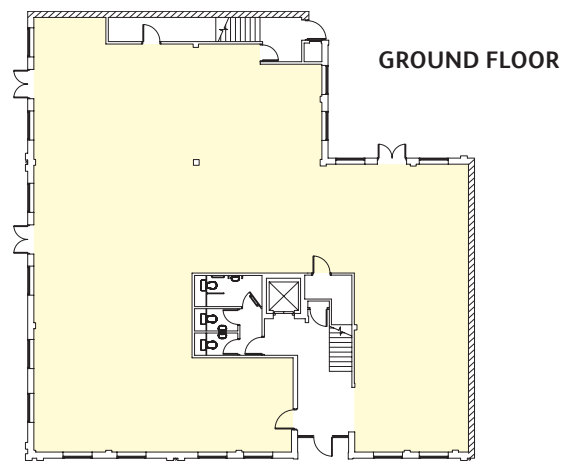
THATCHAM BUSINESS VILLAGE  
RG19 4LW

Modern bright and airy ground floor office, **fully refurbished** to a high standard and set in a light and leafy landscaped setting.

UNIT  
**19**



[www.thatchamoffices.co.uk](http://www.thatchamoffices.co.uk)



Thatcham Business Village is a high specification office development providing units in a range of sizes to meet the occupational demands of today's businesses. It is situated just 4 miles to the east of Newbury and with direct access to Junction 12 of the M4 via the A4.

Unit 19 is the largest property on the Estate, but the first floor has now been let leaving just 3,617 sq ft available on the ground floor suite. This is an entirely open plan area with its own ground floor WC facilities. If additional accommodation is required it is possible to link into Unit 18 which adjoins the property and provides a further 900 sq ft / 1,800 sq ft.

Following comprehensive refurbishment the property now benefits from the following amenities::

- New warranted slate style roof
- LED lighting
- Suspended ceiling
- Double glazed windows
- Raised floor with 150mm void
- Gas fired central heating
- New carpeting and decorations throughout

#### CONNECTIVITY

- Uncontended dedicated fibre to the exchange
- Flexible bandwidths 50-100 Mbps
- Managed On-Net ethernet through Voip Unlimited
- Hugely price competitive

#### CAR PARKING

14 car parking spaces are allocated with Unit 19 and a further 8 are potentially available with the acquisition of all of number 18, if required.

#### TERMS

Unit 19 is available to let on a new full repairing and insuring lease for a term to be agreed.

#### RENT

£14 per sq ft per annum, equating to £50,638 per annum. VAT will be charged on the rent.

#### RATES

Following the letting of the first floor the ground floor has to be reassessed but it is anticipated that the rates payable for 2018/19 will be approximately £4.25 per sq ft.

#### SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate, presently budgeted at £1.61 per sq ft, plus VAT. In addition there will be a separate service charge for the communal parts of unit 19. Further details of the services and budgeted cost are available on request.

#### ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-74.

#### VIEWING

Strictly by prior appointment with sole agents.



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