

2,046 SQ FT

190 SQ M)

TO LET

Modern first floor open plan offices,
fully refurbished to a high standard,
in a light and leafy landscaped setting

TBV

THATCHAM BUSINESS VILLAGE
RG19 4LW

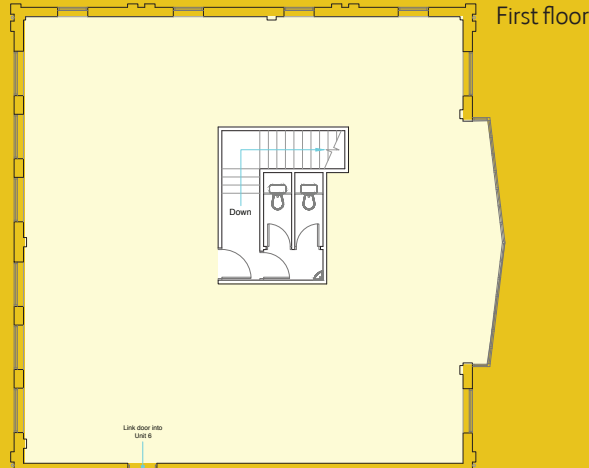
UNIT
5



www.thatchamoffices.co.uk

m|seven
REAL ESTATE

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 5 ACCOMMODATION

	sq ft	sq m
First floor:	2,046	190

AMENITIES

- New carpet throughout
- New suspended ceiling tiles throughout
- Cat 2 lighting
- Gas fired central heating
- Door entry system
- Male & female WCs on first floor landing
- Double glazed
- Fire alarm
- Raised floor

CONNECTIVITY

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

CAR PARKING

8 spaces allocated

TERMS

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

It is available to let either as a whole or on a floor by floor basis.

RENT

£13 plus VAT per sq ft, per annum.

RATES

Rateable value: £20,500

Rates payable: £9,840 (2018/19)

SERVICE CHARGE

A service charge is levied in respect of maintenance of the exterior of the property together with maintenance of common parts on the estate to include landscaping and road surfaces. The budgeted charge for 2018/19 is £1.61 plus VAT per sq ft, per annum.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-69.

VIEWING

Strictly by prior appointment with sole agents.



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