

869 – 1,795 SQ FT  
(81 – 167 SQ M)

# FOR SALE / TO LET

Modern open plan offices on ground and first floors, **fully refurbished** to a high standard, in a light and leafy landscaped setting

# TBV

THATCHAM BUSINESS VILLAGE  
RG19 4LW

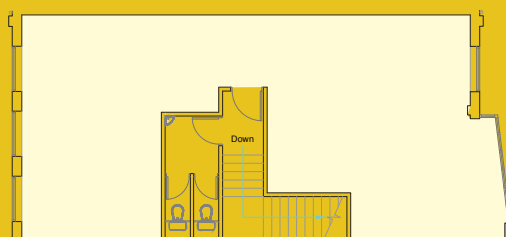
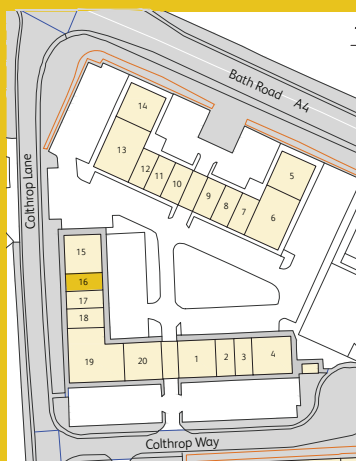
UNIT  
16



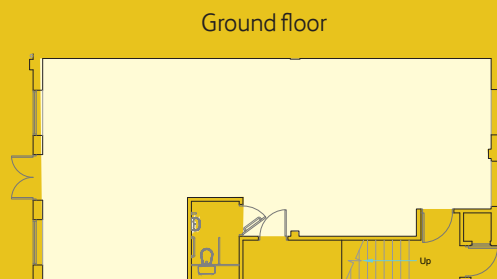
[www.thatchamoffices.co.uk](http://www.thatchamoffices.co.uk)

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.



First floor



Ground floor

### UNIT 16 ACCOMMODATION

	sq ft	sq m
Ground floor:	869	81
First floor:	926	86
Total:	1,795	167

### AMENITIES

- New carpet throughout
- New suspended ceiling tiles throughout
- LED lighting
- Gas fired central heating
- Door entry system
- Ground floor disabled WC
- Male & female WCs on first floor landing
- Double glazed
- Electronic roller security blinds to the ground floor doors & windows
- Fire alarm
- Raised floor

### CONNECTIVITY

- Uncontended dedicated fibre to the exchange
- Flexible bandwidths 50–e100 Mbps
- Managed On-Net ethernet through Voip Unlimited
- Hugely price competitive

### CAR PARKING

8 spaces allocated, 4 to each floor.

### LEASE

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: £14 plus VAT per sq ft, per annum.

### SALE

The whole property is available for sale on a 999 year lease at £269,250 plus VAT. Individual floors are not offered for sale

### RATES

Rateable value: £18,250

Rates payable: £ 8,760 (2018/19)

If let as separate floors the rateable value is likely to be £11,000 per floor, meaning that no rates would be charged if this is the occupier's only commercial property.

### 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-74.

### VIEWING

Strictly by prior appointment with sole agents.



Deal Varney for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Deal Varney has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. These particulars were prepared in September 2018



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