

869 – 1,777 SQ FT
(81 – 165 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

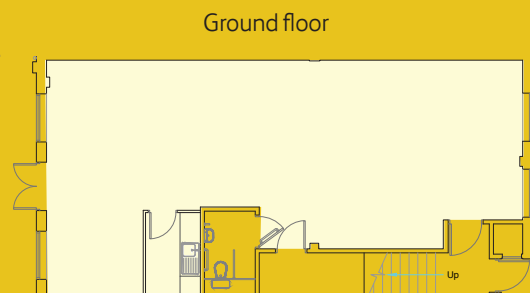
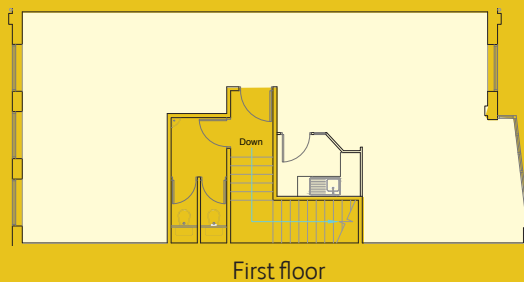
UNIT
18



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 18 ACCOMMODATION

	sq ft	sq m
Ground floor:	869	81
First floor:	908	84
Total:	1,777	165

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
- 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

7 spaces allocated

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 £270,000 plus VAT. Individual floors are not offered for sale

RATES

Rateable value: £17,894

Rates payable: £8,589 (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.



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