



CURRENT AVAILABILITY TO LET

*** REDUCED RENT ***

UNIT 8

2,965 sq ft (Gross Internal Area)

DESCRIPTION

The property has two office areas on the ground floor and two open plan first floor offices. Male and female WCs and tea point are located on the ground floor. The warehouse has access via an up and over loading door.

ACCOMMODATION

Warehouse:	1,487 sq ft
Ground floor office:	739 sq ft
First floor office:	<u>739 sq ft</u>
Total:	2,965 sq ft

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

Amenities provided with the property include;

Warehouse

- 15ft 10in min eaves height
- Single phase power
- lighting
- Up and over loading door
- Gas blower heater
- Good natural light
- Tea point



Offices

- Suspended ceiling
- Recessed LED lighting
- Male and female WCs
- Gas fired central heating
- New decoration
- New carpet
- Smoke alarm
- Door entry system



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

CAR PARKING

7 spaces are provided with the property.

TERMS

The property is available to let on a new lease to be agreed.

RENT

£23,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RENT DEPOSIT

The tenant will be required to lodge a deposit of at least 3 months rent plus VAT to be held by the landlord for the term of the lease.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate. The budgeted charge for 2019 is £0.62p per sq ft, plus VAT.

RATES

Rateable Value: £19,000

Rates Payable: £ 9,120 (2018/2019)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

EPC

The Energy Performance Certificate rating is D-82. A full copy of the EPC is available on request.

PROPERTY ADDRESS

8 Rivermead, Pipers Way, Thatcham, RG19 4EP