

# TO LET



## WORKSHOP / WAREHOUSE

**23,863 SQ FT**  
(Gross Internal Area)



**BAY 2, ARMOUR HOUSE  
COLTHROP LANE  
THATCHAM  
RG19 4PD**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

## LOCATION

Armour House is located on Colthrop Way, just off the A4 to the east of Thatcham town centre. This is a popular location for industrial/warehouse occupiers and the A4 provides direct access to junction 12 of the M4 motorway approximately 10 miles to the east.

## DESCRIPTION

Constructed around a steel portal frame the property provides clear span workshop/warehouse space which is ideally suited for manufacturing but some warehouse uses could be accommodated. It has a relatively low eaves height but provides very good space for production or low-level storage uses.

The unit has one loading door and immediately to the front of that is a tarmacked yard plus further space for onsite car parking.

## AMENITIES

- Fluorescent lighting
- Motorised roller shutter door 11ft wide x 13ft high
- Mains gas
- 3 phase power
- Overhead gas radiant heaters
- Minimum eaves 7ft 3in, maximum height to the apex 24ft
- Staff restroom
- Male and female toilets (shared with adjoining property)
- Compressor
- External tarmac yard
- On site car parking

## ACCOMMODATION

The unit provides a gross internal area of 23,863 sq ft.

Width: 100 ft  
Length: 239 ft

## TERMS

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

## RENT

£120,000 per annum, plus VAT (£5 per sq ft, plus VAT).  
Rent is to be paid quarterly in advance.

## OCCUPATIONAL COSTS

The business rates, gas and electricity are billed directly to the landlord in conjunction with other properties on the site and the costs are apportioned by the landlord. Full details of the approximate costs can be provided on request.

## EPC

The Energy Performance Certificate rating is E-114  
A full copy is available on request.

## LEGAL & SURVEYORS FEES

Each party to be responsible for their own legal and surveyors fees.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

JV/msw/Bay2ArmourHs  
Subject to Contract  
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