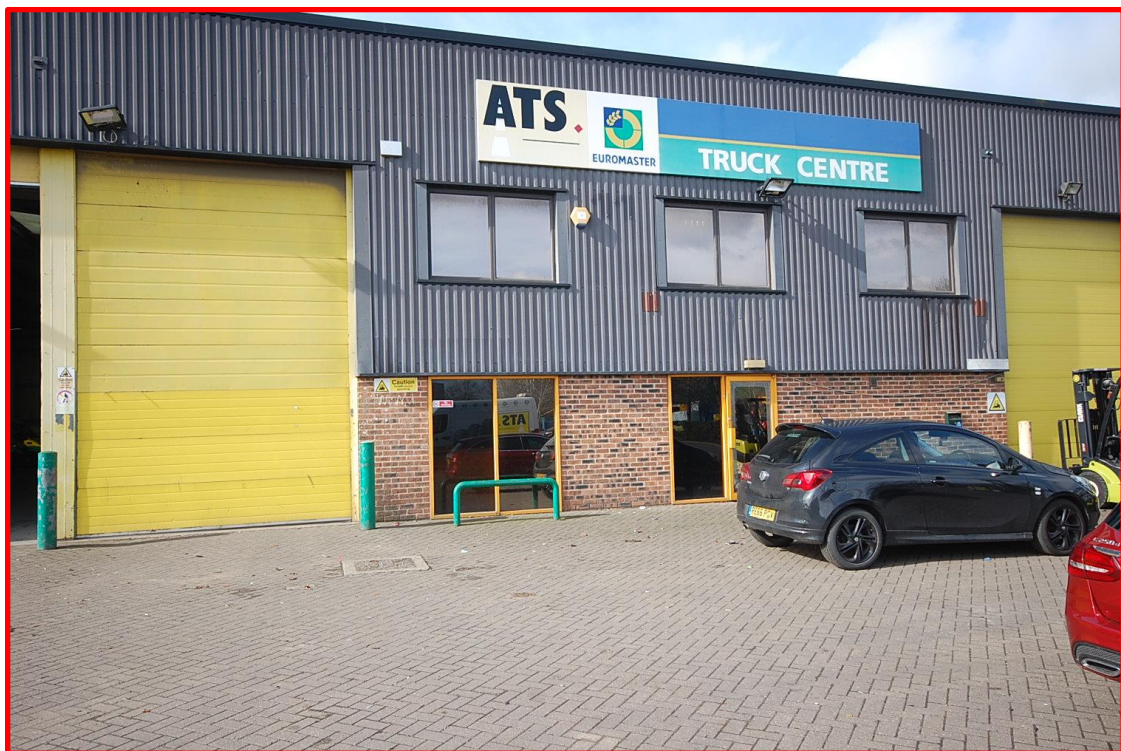


TO LET



WORKSHOP / WAREHOUSE

6,336 SQ FT



**11 PIPERS INDUSTRIAL ESTATE
PIPERS WAY
THATCHAM
RG19 4NA**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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

Pipers Industrial Estate is located just off Pipers Way on the east side of Thatcham town centre. Pipers Way links directly with the A4 which in turn connects with Newbury approximately 4 miles to the west and junction 12 of the M4 motorway at Theale approximately 9 miles to the east. Thatcham town centre is just 1 mile from the property and it is also just a 5 minute walk from Thatcham Railway Station which is on the main London to Paddington line.

DESCRIPTION

Unit 11 is a mid-terrace modern workshop/warehouse property constructed around a steel portal frame with solid concrete block party walls. The clear span workshop space is serviced with a reception area and one small office on the ground floor together with male and female WCs. Further offices are also provided at the first floor level.

Externally there is a large forecourt capable of accommodating 40ft HGVs plus 13 parking spaces.

Amenities with the property include the following;

Warehouse

- 3 phase power
- Mains gas
- Minimum eaves 17ft
- Minimum height to the underside of the gutter 18ft 10in
- Gas fired blower heater
- Up and over loading door 10ft 6in x 16ft 4in high
- Double skin translucent roof panels
- Fluorescent lighting

Offices

- Fully refurbished and decorated
- LED lighting
- Carpeting
- Male and female WCs

ACCOMMODATION

Warehouse:	5,110 sq ft
Ground floor office:	613 sq ft
First floor office:	<u>613 sq ft</u>
	Total 6,336 sq ft

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

TERMS

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

RENT

£54,000 plus VAT per annum, exclusive of all other outgoings.

RATES

Rateable Value:	£33,000
Rates Payable:	£16,203 (2019/20)

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

SERVICE CHARGE

A service charge is levied in respect of maintenance and repair of common areas on the Estate and the budgeted figure for 2019/20 is presently £2,841.50 plus VAT.

EPC

The Energy Performance Certificate rating is D-92. A full copy of the EPC is available on request.

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.commericalleasecodeew.co.uk

JV/msw/11PipersIndEst
Subject to Contract
Details prepared March 2019