

FOR SALE/TO LET



HIGH QUALITY MODERN WORKSHOP / WAREHOUSE

**4,487 SQ FT
PLUS MEZZANINE OF 337 SQ FT**



**5, 6 & 7 AVON PARK
COLTHROP LANE
THATCHAM
RG19 4AJ**

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

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Avon Park is located at the southern end of Colthrop Lane approximately 2 miles to the east of Thatcham town centre. Colthrop Lane connects directly with the A4 approximately 4 miles from Newbury and junction 12 of the M4 motorway at Theale is approximately 9 miles to the east.

DESCRIPTION

Avon Park is a small development of modern workshop/warehouse units constructed in 2012. Units 5, 6 & 7 have been combined to provide one workshop with ancillary ground and first floor offices. This is a high-quality property constructed around a steel portal frame and clad with fully insulated laminated profile steel sheeting to the walls and pitched roof.

The workshop benefits from 3 up and over loading doors and enjoys high levels of natural lighting through ground and first floor windows and double skin translucent light panels in the pitched roof.

Offices have been constructed on the ground and first floor in Unit 5 which provide open plan accommodation with air-conditioning and a heat exchanger and they are equipped with male and female WCs and a kitchenette.

Other amenities provided with the property include;

Warehouse

- 3 up and over loading doors each 10ft 4in wide by 16ft 6in high
- LED lighting
- Resin coated concrete floor
- Min eaves height 19ft 10in
- Maximum height to the apex 22ft 6in
- Double glazed windows at ground and first floor level
- 3 x 3 phase power input with 100amps per phase
- Mezzanine storage which links into the first floor office
- Clear height beneath the mezzanine floor of 9ft

Offices

- Air-conditioning
- Suspended ceiling
- LED lighting
- Carpeting
- Dado trunking for power and datacoms
- Double glazed windows
- Internal windows overlooking the workshop
- Air circulation and heat exchanger

The property is also fitted with a smoke alarm and security alarm. Fibre optic broadband has now been brought up to the site and can be connected into the property by the purchaser/tenant if required.

ACCOMMODATION

Workshop:	2,943 sq ft
Ground Floor Office:	694 sq ft
First Floor Office:	850 sq ft
Mezzanine:	<u>337 sq ft</u>
	4,824 sq ft

The following areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PARKING

10 car parking spaces are provided plus 3 truck parking spaces in front of the loading doors.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed or alternatively the virtual freehold, which is held on 999 year lease, is available for sale.

RENT

£40,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

SALE PRICE

Offers are invited in excess of £500,000 plus VAT.

RATES

Rateable Value: £27,000

Rates Payable: £12,960 (2018/2019)

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

SERVICE CHARGE

A small service charge is levied in respect of maintenance of common areas on the Estate, which is presently budgeted at £200 per annum. Full details of the services provided can be made available.

EPC

The Energy Performance Certificate rating is C-54

A full copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

JV/msw/details/5,6,7AvonPark

Subject to Contract

Details prepared March 2019