

# TO LET



## MODERN INDUSTRIAL / WAREHOUSE UNIT

**4,575 SQ FT**  
(Gross Internal Area)



**5 PIPERS COURT  
BERKSHIRE DRIVE  
THATCHAM  
RG19 4ER**

**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

Pipers Court is a modern development of industrial and warehouse units located off Pipers Way, a popular industrial location to the east of Thatcham. Access is directly from the A4 which in turn links with Junction 12 of the M4 motorway approximately 9 miles to the east, and Junction 13 is approximately 7 miles to the west.

## DESCRIPTION

Unit 5 Pipers Court was built in 1989/1990 around a steel portal frame clad with laminated profile steel sheeting. The property is arranged to provide warehouse with ground floor office/staff room, reception and WC facilities with a staircase leading directly to an open plan first floor office. The workshop provides clear span accommodation and the property benefits from the following amenities;

### Warehouse

- 3 phase power
- Mains gas supply
- 17ft 8in min eaves
- Translucent light panels
- Insulated profile steel sheeting roof and external cladding
- Up and over loading door 15ft 6in wide x 15ft 6in high.
- Gas fired blower heater
- Potential for a ground floor staffroom

### Offices

- Suspended ceiling with recessed category 2 fluorescent lighting
- Gas central heating
- Half glazed partitioning
- Security window bars to ground floor
- Double glazing
- Carpeting
- Fire alarm

## ACCOMMODATION

Warehouse:	2,502 sq ft
Ground floor office/staffroom:	620 sq ft
Ground floor reception/WCs	416 sq ft
First floor office:	<u>1,036 sq ft</u>
Total:	4,574 sq ft

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

## PARKING

14 car spaces are provided

## TERMS

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

## RENT

£34,500 per annum, plus VAT (£7.55 per sq ft). Rent is to be paid quarterly in advance.

## RENT DEPOSIT

Subject to covenant strength of the ingoing tenant the landlord reserves the right to request a rent deposit equivalent to at least 3 months rent plus VAT.

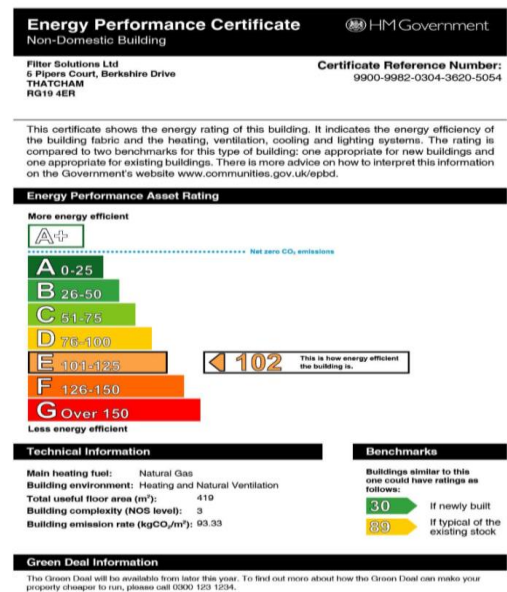
## RATES

Rateable Value: £26,250.00

Rates Payable: £12,888.75 p.a. (2019/20)

We recommend all interested parties make their own enquiries with West Berkshire District Council on 01635 42400 to ensure that this information is correct.

## EPC



## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the estate which is budgeted at £866 plus VAT, per annum for 2019.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**  
**(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](http://www.commericalleasecodeew.co.uk)

JV/msw/details.5PipersCourt  
Subject to Contract  
Details updated March 2019