

# TO LET



## MODERN INDUSTRIAL / WAREHOUSE UNIT

**3,392 SQ FT**  
(Gross Internal Area)



**UNIT 8  
PIPERS COURT  
BERKSHIRE DRIVE  
THATCHAM  
RG19 4ER**

**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.

## 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.

## DESCRIPTION

Unit 8 Pipers Court is a mid-terrace property constructed around a steel portal frame with blockwork party walls and a pitched roof clad with fully insulated profile steel sheeting which incorporates translucent light panels.

To the front of the property is a first floor office with male and female WC facilities located off the ground floor lobby. The warehouse provides clear span workshop accommodation with a loading door at the rear which is accessed from the communal yard.

The accommodation benefits from the following amenities;

### Warehouse

- 3 phase power
- Mains gas supply
- Up and over loading door 15ft 10ins high x 13ft wide
- 19ft 6ins minimum eaves

### Offices

- Suspended ceiling with recessed fluorescent lighting
- Gas fired central heating
- Double glazed windows
- Carpeting
- Male and female WCs on the ground floor

## ACCOMMODATION

Warehouse:	2,452 sq ft
Ground floor entrance lobby & WCs:	343 sq ft
First floor offices:	<u>597 sq ft</u>
Total:	3,392 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).

## CAR PARKING

10 car parking spaces are provided with the property.

## TERMS

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

## RENT

£27,136 plus VAT, per annum (£8.00 psf), exclusive of all other outgoings.

## 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: £19,500.00

Rates Payable: £ 9,574.50 p.a. (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.

## EPC

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

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is budgeted at £636 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;



**(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.commericalleascodeew.co.uk](http://www.commericalleascodeew.co.uk)

JV/msw/details.8PipersCourt  
Subject to Contract  
Details updated October 2019