

# TO LET



## MODERN INDUSTRIAL/WAREHOUSE UNIT

**2,457 SQ FT**

**AVAILABLE  
MAY 2020**



**UNIT 1 AVON PARK  
COLTHROP LANE  
THATCHAM  
RG19 4AJ**

**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)**

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## LOCATION

Avon Park is located on the Colthrop Business Park approximately 1 mile to the east of Thatcham town centre. The A4 connects with Newbury 4 miles to the west and Reading Junction 12 of the M4 motorway, approximately 9 miles to the east.

## DIRECTIONS

From the A4 proceed along Gables Way and take the first exit from the roundabout opposite Harrods warehouse. Proceed across the level crossing turn left and then first right, Avon Park is located at the end of this road.

## DESCRIPTION

Avon Park was constructed in 2010 and comprises a self-contained development of 10 units. Number 1 is the end unit of a terrace of three and is constructed around a steel portal frame, with fully insulated laminated steel cladding to comply with modern building regulations. The roof is clad with the same material and incorporates double translucent light panels.

## Floor Areas (approx. GIA)

	Sq Ft	Sq M
Warehouse/Industrial:	1,935	179.73
Ground floor offices/WC's:	261	24.25
First floor offices:	<u>261</u>	<u>24.25</u>
<b>TOTAL:</b>	<b>2,457</b>	<b>228.23</b>

## AMENITIES

### Warehouse/Industrial

- Min. eaves 5.6m rising to 7m at centre of pitch
- Sodium lighting
- Warehouse lighting
- 3-phase power supply
- Full height electric door 5m high x 3.3m wide
- Tea point with cupboard, sink and electric hob
- Painted warehouse floor

### Offices

- Air-conditioning
- Fibre broadband connection
- Suspended ceilings
- Recessed lighting
- Carpets
- Window blinds
- Perimeter trunking to first floor
- Good natural light
- Gents WC with shower
- Ladies WC

### External

- Loading area plus 4 parking spaces.

## TERMS:

The building is available on a new lease direct from the landlords at commencing rental of £24,500 pax plus VAT.

## EPC:

Energy Performance Certificate rating B-49.  
Full certificate available on request.

## RATES:

Rateable Value: £14,250.00  
Rates Payable: £ 6,996.75 p.a. (2019/20)

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

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

**Jon Varney**

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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/1AvonPark  
Subject to Contract  
Details prepared November 2019