

TO LET



LIGHT INDUSTRIAL / WAREHOUSE UNIT

3,250 SQ FT
(GROSS INTERNAL AREA)



**1 RIVERMEAD
PIPERS WAY
THATCHAM
RG19 4EP**

LOCATION

Rivermead is prominently located on the junction of Pipers Way and Station Road, Thatcham and unit 1 itself faces directly on to the roundabout at this junction. Pipers Way connects directly to the A4 adjacent to the Sony distribution centre and the A4 provides direct access to Newbury, approximately 4 miles to the west. Thatcham railway station is adjacent to Rivermead and provides a direct link with Reading, London (Paddington) and the West Country.

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.

DESCRIPTION

Rivermead is a small complex of 10 business units providing a mixture of office and warehouse accommodation. Unit 1 is a semi-detached unit with ground and first floor offices and an open workshop/warehouse. The warehouse has an up and over loading door and there is a separately personnel access to the ground floor offices.

The offices are to be fully refurbished and will provide a good mixture of cellular rooms with WCs at ground and first floor level and a tea point on the ground floor.

AMENITIES

The property is equipped with the following amenities:

Offices:

- Carpeting
- Suspended ceiling
- LED lighting
- Gas fired central heating
- Male and female WCs
- Double glazed windows

Warehouse:

- 5m min eaves
- Fluorescent lighting
- Mains gas
- Single phase power
- Up and over loading door 9ft 6in wide by 13ft 9in high

ACCOMMODATION

Warehouse:	1,388 sq ft
Ground floor offices:	744 sq ft
First floor offices:	<u>1,118 sq ft</u>
Total:	3,250 sq ft

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

CAR PARKING

8 car parking spaces are provided on site.

TERMS

The property is available to let on a new internal repairing and insuring lease, although the tenant will pay a fixed maintenance charge for external repair and maintenance which will be the responsibility of the landlord. The length of lease is open to negotiation. But any lease in excess of 5 years will contain provision for an upward only rent review.

RENT

£28,750 plus VAT, per annum, exclusive of all other outgoings. (£8.85 plus VAT, per sq ft).

RATES

Rateable value: £19,750.00

Rates payable: £ 9,697.25 (2019/20)

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

SERVICE CHARGE

A service charge is levied by the Landlord in respect of maintenance of common areas on the Estate including landscaping and car parking. In addition there is the aforementioned fixed maintenance charge for external repair and maintenance. The total service charge budget for both elements for 2019/20 is £3,119.80 plus VAT.

INSURANCE

The premium for the buildings insurance for 2019 is £301.92.

LEGAL FEES

Each party to pay their own legal costs.

EPC

The Energy Performance Certificate rating is D-82. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with joint sole agents;



(01635) 550211

or

SHARPS COMMERCIAL
0118 939 1600

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.commercialleasecodeew.co.uk

Details/JV/msw/1 Rivermead
Subject to Contract
Details prepared November 2019