

TO LET



PRELIMINARY DETAILS

WASTE TRANSFER STATION

**13,370 SQ FT
ON APPROX 1.73 ACRES**



**COLTHROP BUSINESS PARK
COLTHROP LANE
THATCHAM
RG19 4NB**

**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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Colthrop Business Park is located off the A4 between junctions 12 & 13 of the M4 and approximately 7 miles west of Reading and 5 miles east of Newbury.

DESCRIPTION

Constructed in 2009 around a steel portal frame with clad elevations under a pitched roof. The south elevation has been left open but could be enclosed or extended subject to planning.

FLOOR AREA

Transfer Station: 13,370 sq ft / 1,242 sq m
(GIA approx)

AMENITIES

Warehouse

- Sodium lighting
- 8.5m min eaves rising to 13m at centre of pitch
- Power float concrete floor
- 3 phase power

External

- Site 1.72 acres with reinforced concrete surface
- Weighbridge for articulated vehicles
- Raised portacabins providing offices and WCs

PLANNING

West Berkshire Council granted consent for a waste transfer and recycling centre under Planning Application No: 02/01805/COMIN.

TERMS

The property is available from August 2020 on a new lease direct from the landlord.

RENT

£150,000 per annum, plus VAT

RATES

Rateable Value: £ *To be confirmed*

Rates Payable: £ (2019/20)

All interested parties should make their own enquiries with West Berkshire Council to ensure this information is correct.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VAT

All prices quoted are exclusive of VAT in this matter.

EPC

The Energy Performance Certificate rating is applied for. A full copy of the EPC will be available on request.

VIEWING

Strictly by prior appointment with joint agents;



(01635) 550211

Or

PARKINSON HOLT

(0118) 902 3931

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

JV/msw/WasteTransferSite

Subject to Contract

Details prepared November 2019