

TO LET



LIGHT INDUSTRIAL / WAREHOUSE UNIT

**1,984 SQ FT
(Gross internal area)**



**3, RIVERMEAD
PIPERS WAY
THATCHAM
RG19 4EP**

LOCATION

Rivermead is prominently located on the junction of Pipers Way and Station Road, Thatcham and unit 3 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 offices and warehouse accommodation. Unit 3 is an end of terrace unit with ground and first floor offices and open workshop/warehouse. The warehouse has an up and over loading door and there is separate personnel access to the ground floor offices. There are two private offices on the ground floor with male and female WC's and a tea point. The first floor accommodation provides one large open plan office.

AMENITIES

The property is equipped with the following amenities:

Offices:

- New carpeting
- Suspended ceiling with recessed fluorescent lighting
- Gas fired central heating
- Male and female WC's

Workshop:

- Three phase power supply
- Mains gas
- Up and over loading door 9ft 10in width x 13ft 10in height
- Minimum eaves height of 17ft

The property is also fitted with a fire alarm and security alarm.*

**These items have been left in the property by the previous tenant and are not warranted by the landlord.*

5 car parking spaces are provided on site.

ACCOMMODATION

| | |
|-----------------------|------------------|
| Warehouse: | 922 sq ft |
| Ground floor offices: | 531 sq ft |
| First floor offices: | <u>531 sq ft</u> |
| Total: | 1,984 sq ft |

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

TERMS

The property is available to let on a new full repairing and insuring lease, the length of which is open to negotiation. Any lease in excess of 5 years will contain provision for an upward only rent review.

RENT

£17,360 per annum exclusive of all other outgoings. Rent is to be paid quarterly in advance and will be subject to VAT.

RATES

Rates payable: £7,686.00 (2019/20)

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

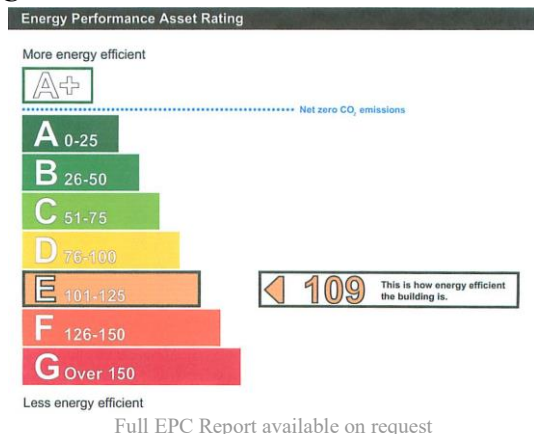
SERVICE CHARGE

There is a service charge levied by the Landlord in respect of maintenance of common areas on the Estate including landscaping and car parking. The budget for Unit 3 for 2020 is £1,885 plus VAT.

LEGAL FEES

Each party to pay their own legal costs.

EPC



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.commercialleasecodeew.co.uk

JV/msw/3Rivermead
Subject to Contract
Details prepared January 2020