

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
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.

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 (6th 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: £ 9,808.50 p.a. (2020/21)

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

JV/msw/details.8PipersCourt
Subject to Contract
Details updated April 2020