



PIPERS COURT

BERKSHIRE DRIVE, THATCHAM, RG19 4ER

TO LET - UNIT 6

ACCOMMODATION:

Warehouse and Entrance Lobby: 4,076 sq ft
First Floor Office: 1,366 sq ft
Total (Gross Internal Area): 5,442 sq ft

AMENITIES:

Warehouse

- 3 phase power
- Mains gas
- Minimum eaves 18ft (5.5m)
- Up and over loading door 15ft 6in high x 14ft 6in wide
- LED lighting
- Painted warehouse floor

Offices

- LED lighting
- Suspended ceiling
- Gas central heating
- New decoration and carpets
- Ground floor male and female WCs

PARKING: 24 spaces.

TERMS: The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT: £9.50 per sq ft, plus VAT, per annum.

RATES: Rateable Value: £32,500
Rates Payable: £16,347 (2020/21)

SERVICE CHARGE: A service charge will be levied in respect of maintenance of common areas on the estate. Further details available on request.

EPC: The Energy Performance Certificate rating is E-117. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with the joint agents



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