



# PIPERS COURT

BERKSHIRE DRIVE, THATCHAM, RG19 4ER

## TO LET - UNIT 8

### ACCOMMODATION:

Warehouse and Entrance Lobby:	2,796 sq ft
First Floor Office:	<u>597 sq ft</u>
Total (Gross Internal Area):	3,393 sq ft

### AMENITIES:

#### Warehouse

- 3 phase power
- Mains gas
- Minimum eaves 19ft 6ins (5.94m)
- Up and over loading door 15ft high x 13ft 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:** 10 spaces.

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

**RENT:** £10 per sq ft, plus VAT, per annum.

**RATES:** Rateable Value: £19,500  
Rates Payable: £ 9,574 (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 D-92. A full copy of the EPC is available on request.

### VIEWING

Strictly by prior appointment with the joint agents



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