



**PIPERS**

COURT

BERKSHIRE DRIVE, THATCHAM, RG19 4ER

**TO LET**

**Industrial Units**

**BARWOOD**  
CAPITAL

**CAISSON**  
INVESTMENT MANAGEMENT



## Units To Let

From 3,393 sq ft to 7,058 sq ft

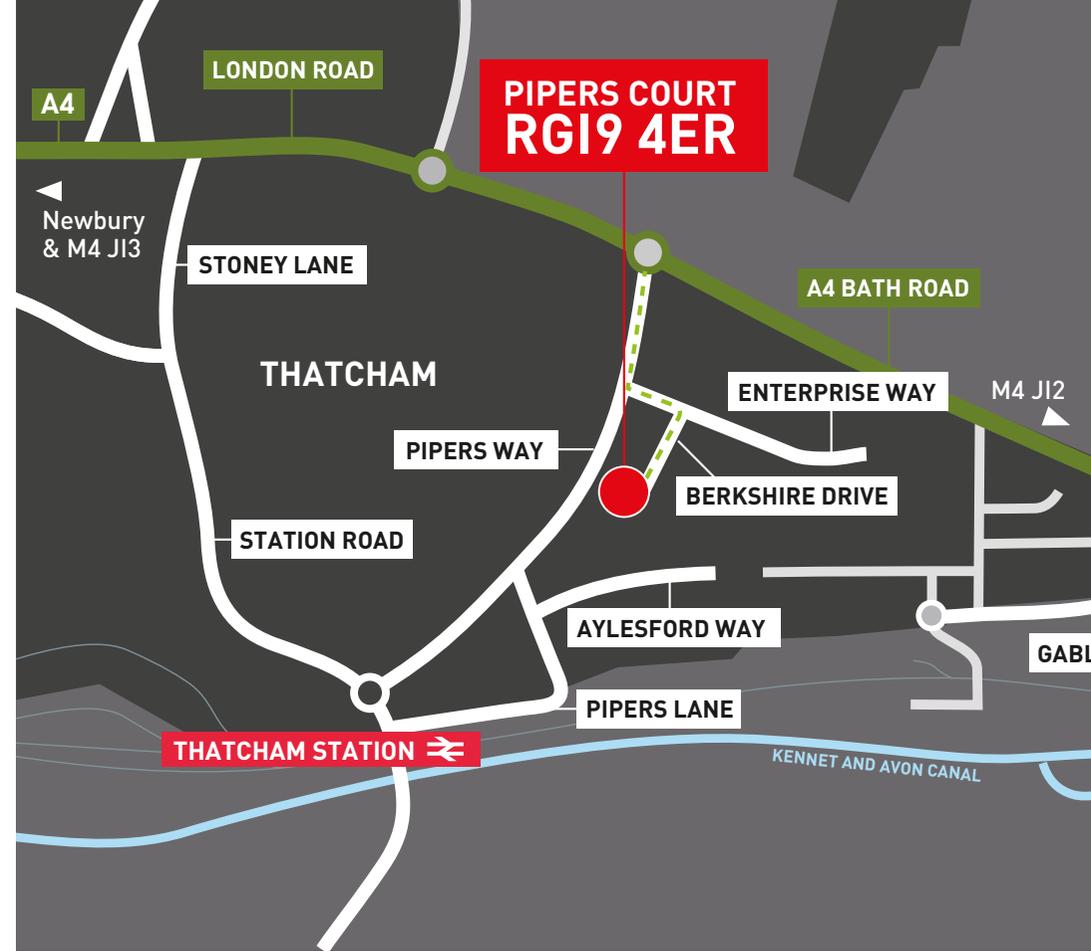
- Parking
- Refurbished Units
- Flexible Terms
- Incentives Available

## LOCATION

Thatcham is located in the heart of the M4 corridor, with quick and easy access to Junction 12 just 9 miles to the east and Junction 13 approximately 7 miles to the west.

Pipers Court is a modern development of industrial and warehouse units, in a popular location on the eastern side of Thatcham town centre, with direct access to the A4 - which connects with Newbury, just 3 miles to the west.

Thatcham railway station is just 10 minutes' walk from the estate and this is on the main line to Reading and Paddington.





## DESCRIPTION

Pipers Court is a development of 9 modern units constructed around a large yard for loading / deliveries to the rear of each property and generous parking to the front.

Each property is of steel portal frame construction, with brick elevations to the front and profile steel cladding on the rear elevations.

## SPECIFICATION

### WAREHOUSE

- 3 phase power
- Mains gas supply
- High eaves
- Translucent light panels
- Insulated profile steel sheeting roof and external cladding
- Up and over loading door
- Potential for a ground floor staffroom
- Male, female and disabled WCs

### OFFICES

- Suspended ceiling with recessed category 2 fluorescent lighting
- Gas central heating
- Half-glazed partitioning
- Security window bars to ground floor
- Double glazing
- Carpeting
- Fire alarm

\* Units will vary in specification.

## AVAILABILITY

Contact the agents for up to date availability.

## TERMS

The properties are available to let on a new full repairing and insuring lease, for a term to be agreed.

## RENT

Rent upon application.

## RATES

The ingoing occupier will be liable for business rates and should make enquiries with the local council.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas. Further information is available upon request

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

Rent and service charge will be subject to VAT.

## EPC

A full copy of the Energy Performance Certificates are available on request.



## VIEWING

Strictly by prior appointment with the joint agents;



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