

TO LET



INDUSTRIAL / WAREHOUSE UNIT

6,529 SQ FT
Gross Internal Area



UNIT 5
STATION ROAD INDUSTRIAL ESTATE
THATCHAM
RG19 4QY

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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

Station Road Industrial Estate is located less than 1 mile to the south east of Thatcham town centre. It occupies a position adjacent to the main railway line and approximately ½ mile from the main A4 which provides direct access to Junction 12 of the M4 motorway, approximately 12 miles to the east.

DESCRIPTION

There are 6 properties on the Estate with a large communal yard and generous onsite car parking. Unit 5 provides a mixture of warehouse space with ground floor offices and benefits from the following amenities;

Warehouse

- Gas fired blower heater
- Fluorescent strip lights
- 3 phase power
- Translucent light panels to the warehouse providing a good level of natural lighting
- Painted walls
- Painted floor
- Minimum eaves height 14'8" to the underside of the steel frame and 17'5" to the underside of the gutter

Offices

- Skirting trunking
- Carpeting
- Category 2 fluorescent lighting
- Electric heating
- Male and female WC's
- Tea point

ACCOMMODATION

Warehouse:	5,834 sq ft
Offices:	695 sq ft
Total:	6,529 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 parking spaces are provided.

TERMS

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

RENT

£45,700 plus VAT, per annum, exclusive of all other outgoings (£7 per sq ft)

RATES

Rateable Value: £26,000

Rates Payable: £12,766 p.a. (2019/20)

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

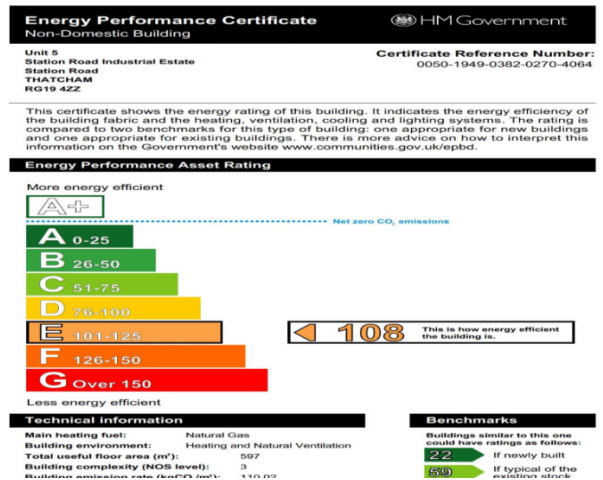
SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is presently budgeted at £0.75p per sq ft, plus VAT, per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

EPC



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.commercialleasecodeew.co.uk

JV/msw/details.5 StationRdIndustrialEstate
Subject to Contract
Details prepared May 2019