

# TO LET



## INDUSTRIAL / WAREHOUSE UNIT

**4,762 SQ FT – 9,556 SQ FT GIA**  
**(9,556 sq ft when combined with Unit 6)**



**UNIT 7**  
**PIPERS INDUSTRIAL ESTATE**  
**PIPERS WAY**  
**THATCHAM**  
**RG19 4NA**

**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 Industrial Estate is located on Pipers Way on the eastern side of Thatcham town centre. Pipers Way links the A4 with Station Road and provides direct access to Thatcham Railway Station. Thatcham town centre is approximately ½ mile from the property and via the A4 access to Newbury is 4 miles to the west and junction 12 of the M4 motorway at Theale is approximately 12 miles to the east.

## DESCRIPTION

Unit 7 is a mid-terrace industrial/warehouse building constructed in the mid-1980s. It is built around a steel portal frame and provides clear span accommodation with 9inch solid block party walls. The unit is equipped with the following amenities;

- 3 phase power
- Mains gas
- Pitched insulated roof incorporated translucent light panels
- Up and over loading door 11ft wide x 14ft high
- Minimum eaves 15ft 3ins / 4.65 metres
- Open plan office
- Male and female WC

## ACCOMMODATION

Warehouse: 4,040 sq ft  
Office: 722 sq ft  
Total: 4,762 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



## CAR PARKING

4 on site parking spaces plus truck parking is provided.

## TERMS

Unit 7 is available to let on a new full repairing and insuring lease for a term to be negotiated. Any lease in excess of 5 years will contain provision for an upward only rent review.

## RENT

£40,500 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

## RENT DEPOSIT

Subject to the covenant strength of the tenant the landlord may require a rent deposit to be held for the duration of the lease term.

## RATES

Rateable Value: £27,000  
Rates Payable: £13,473 (2021/22)

We recommend all interested parties make their own enquiries with West Berkshire Council to obtain further information.

## SERVICE CHARGE

A service charge is levied by the landlord in respect of the upkeep of the common areas on Pipers Industrial Estate for the terrace units 6-9. The budgeted figure for 2021 is 0.70p plus VAT, per sq ft, per annum.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-84. A full copy of the EPC is available on request.

## UNIT 6

Unit 6 will be available shortly and can be combined with Unit 7 to provide a further 4,794 sq ft. The rent and service charge for Unit 6 will be very similar to Unit 7 and further details will be available on request.

## VIEWING

Strictly by prior appointment with sole agents;

**DEAL VARNEY**

**(01635) 550211**

**Email: [jon@dealvarney.co.uk](mailto:jon@dealvarney.co.uk)**