

# TO LET



## **WORKSHOP / WAREHOUSE WITH ANCILLARY OFFICES**

**2,916 SQ FT**



**UNIT 9 RIVERMEAD BUSINESS PARK  
PIPERS WAY  
THATCHAM  
RG19 4EP**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://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**

Rivermead Business Park is conveniently located on the junction of Pipers Way and Station Road in Thatcham. It is adjacent to the Railway Station and less than 1 mile from Thatcham town centre. Pipers Way provides direct access onto the A4 which in turn links with junction 12 of the M4 motorway, approximately 9 miles to the east.

## **DESCRIPTION**

Unit 9 is a mid-terrace property providing a mixture of workshop and warehouse space with ground and first floor offices. It is well appointed and provides the following amenities;

- Up and over loading door 3m wide x 4.2m high
- Min eaves 5.2m
- 6.5m height to the apex
- Painted concrete warehouse floor
- Single phase power
- Suspended ceiling with LED lighting to the offices
- Gas central heating to the offices
- Male & female WCs
- Tea point
- Blower heater to warehouse

## **ACCOMMODATION**

Warehouse:	1,590 sq ft
Ground Floor Office:	663 sq ft
First Floor Office:	<u>663 sq ft</u>
Total:	2,916 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**

7 parking spaces are provided with the property.

## **TERMS**

The property is available to let on a new internal repairing and insuring lease for a term by agreement. There is a maintenance charge for external repair and maintenance of the unit as well as service charge for the maintenance and landscaping of the estate.

## **RENT**

£26,244 plus VAT, per annum (£9 psf).

## **EPC**

The Energy Performance Certificate rating is C-58. A full copy of the EPC is available on request.



## **RATES**

Rateable Value: £17,750.00

Rates Payable: £ 8,857.25 (2021/2022)

## **VIEWING**

Strictly by prior appointment with 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](http://www.commercialleasecodeew.co.uk)

JV/msw/details/9Rivermead  
Subject to contract  
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