

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
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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

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 (6th 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. The maintenance charge is presently £4,000 plus VAT, per annum, which will be subject to 3% annual increases.

RENT

£26,843.50 plus VAT, per annum (£9.20 psf). The rent will be subject to 3% annual increases.

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

JV/msw/details/9Rivermead
Subject to contract
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