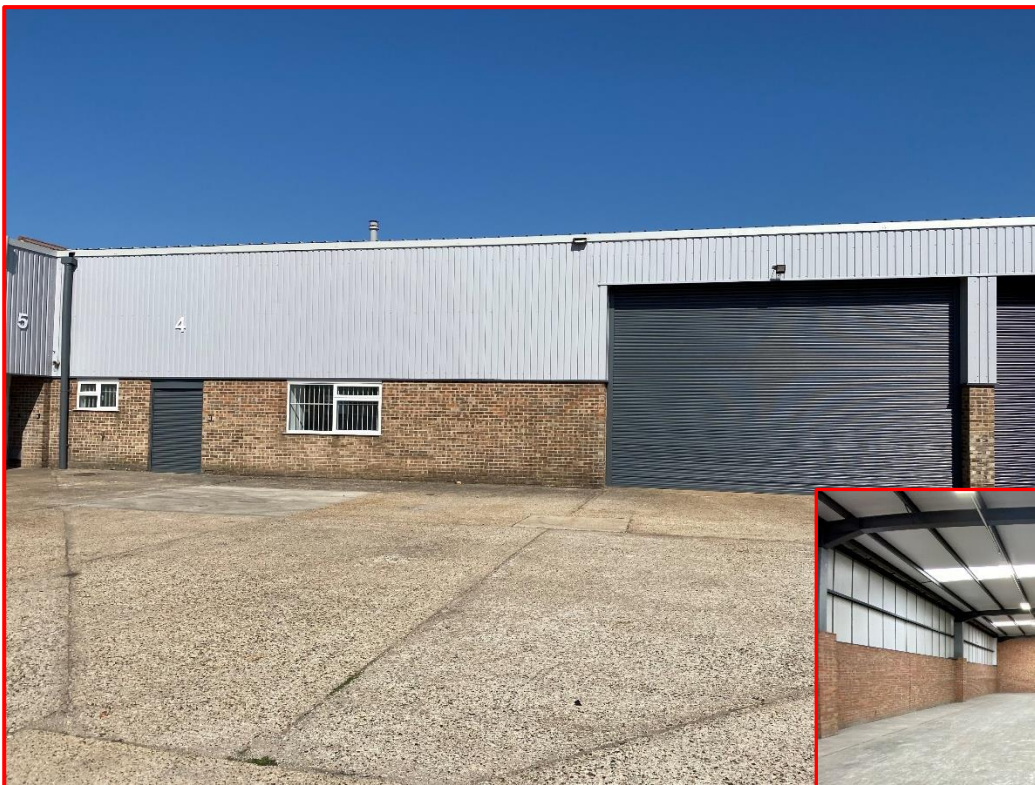


TO LET



INDUSTRIAL / WAREHOUSE UNIT

3,664 SQ FT



**UNIT 4
STATION ROAD INDUSTRIAL ESTATE
THATCHAM
RG19 4QY**

**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

Station Road Industrial Estate is located less than 1 mile to the southeast 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

Unit 4 is a mid-terrace property constructed around a steel portal frame with a pitched roof. It has recently been comprehensively refurbished to provide very good quality clear span workshop/warehouse space with a small ancillary office and male and female WCs.

Amenities provided with the property include;

Warehouse

- 3 phase power
- Mains gas
- Gas fired blower heater
- LED lighting
- Minimum eaves 15ft 9ins
- Motorised roller shutter door 22ft 6ins wide x 14ft 6in high
- New insulated roof and translucent roof light panels

Offices

- Carpeting
- LED lighting
- Tea point
- 2 WCs

ACCOMMODATION

Warehouse:	3,322 sq ft
Offices:	<u>342 sq ft</u>
Total:	3,664 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

7 car parking spaces are provided with the property.



TERMS

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

RENT

£31,150 per annum, plus VAT (£8.50 psf). Rent is to be paid quarterly in advance.

RATES

The property is presently assessed with Unit 4 and so reassessment is required. As a guide it is anticipated that the rates payable figure will be in the order of £2.50 psf.

EPC

The Energy Performance Certificate rating is D-96. A full copy of the EPC is available on request.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is presently budgeted at £0.85p psf, plus VAT, per annum.

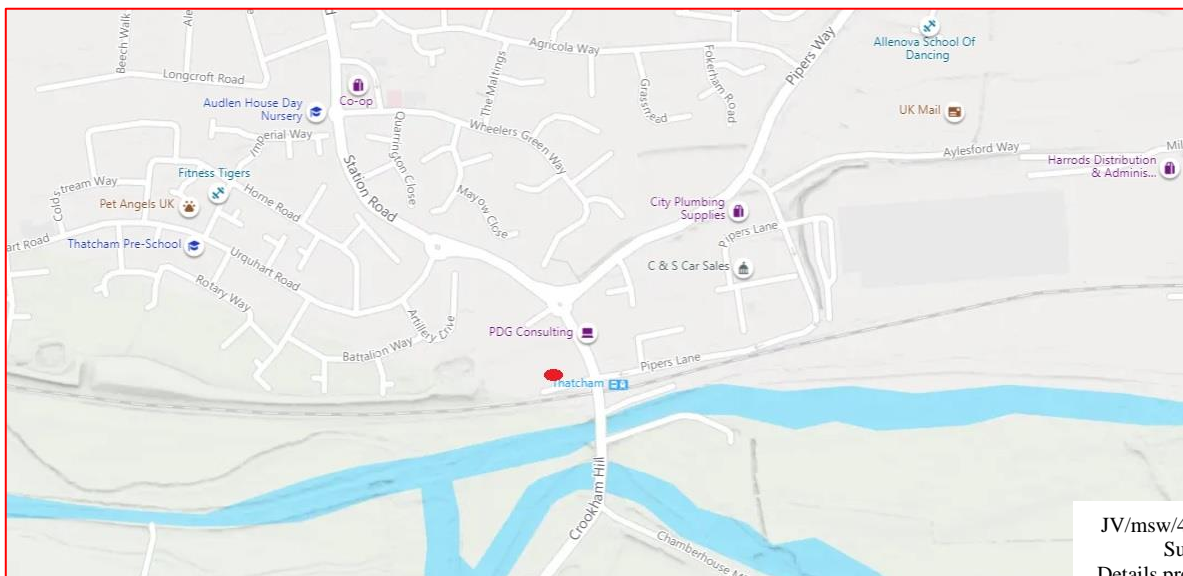
LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211



JV/msw/4StationRdIndEst
Subject to Contract
Details prepared Sept 2021