

TO LET



GROUND FLOOR HIGH QUALITY MODERN BUSINESS SPACE

1,486 SQ FT
(GROSS INTERNAL AREA)



**UNIT 7 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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

The Estate is well connected via the A4 Bath Road and both the A34 and A339 to the west of the town which feed towards both the M3 and M4 motorways.

DESCRIPTION

Offering high quality and modern business space in a highly accessible location, Rivermead Business Park is immediately adjacent to Thatcham Railway Station. This space offers an abundance of parking for staff and customers, all within a secured site with 24 hour access.

Amenities provided with the property include;

- Suspended ceiling
- LED lighting
- Gas fired central heating
- Tea point
- Male and female WCs
- 24 hour access
- Office accommodation
- Well maintained Estate
- Close to transport
- Dedicated car parking

ACCOMMODATION

The office provides a gross internal area of 1,486 sq ft, calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

6 spaces are provided with the property.

TERMS

The property is available to let on a new lease to be agreed.

RENT

£13,900 plus VAT, per annum, exclusive of all other outgoing (s) (£9.35 per sq ft).

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate. The budgeted charge for 2022 is £3.43 per sq ft, plus VAT.

RATES

Rateable Value: £17,000 (2023)

Rates Payable: £ 8,483 p.a. (2023/2024)

This property is eligible for transitional relief which could be approximately 95% of the total cost. We therefore strongly recommend that all interested parties make further enquiries with West Berkshire District Council to obtain further information.

EPC

The Energy Performance Certificate rating is D-91. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



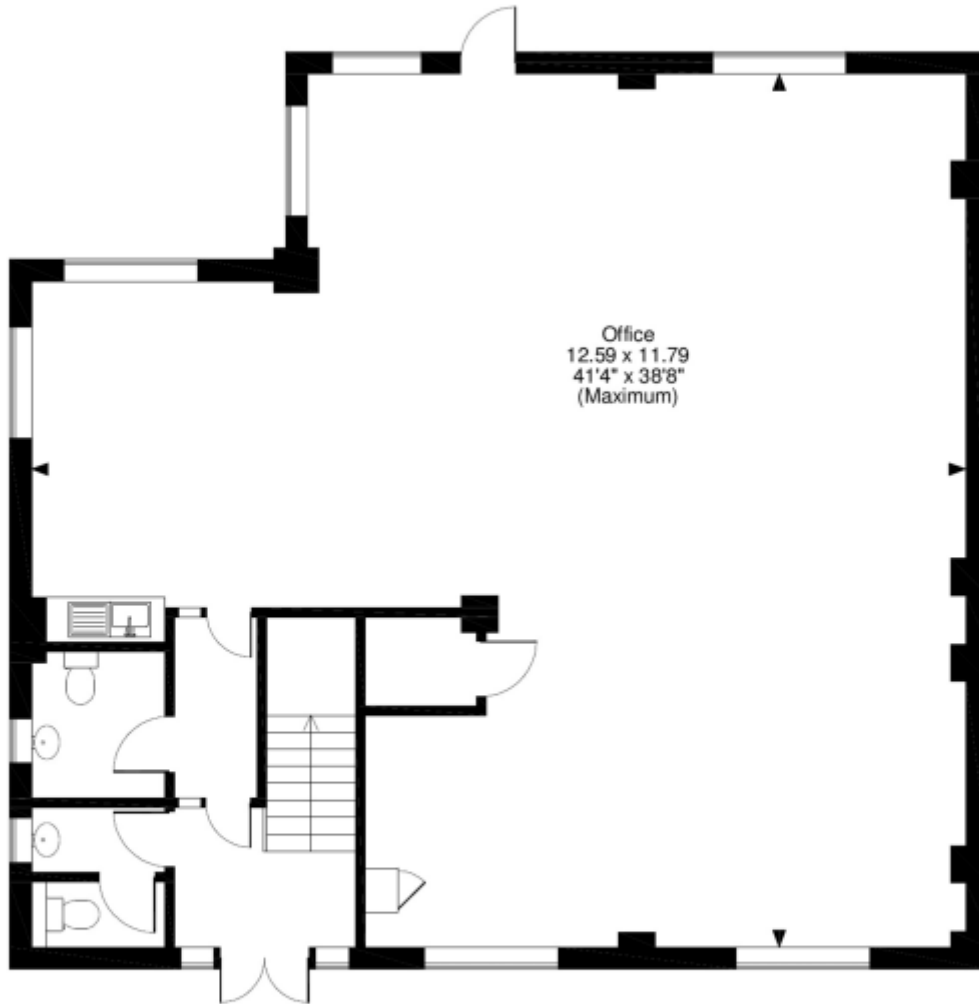
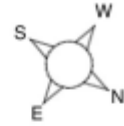
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

JV/msw/7Rivermead
Subject to Contract
Details updated Feb2023



Unit 7, Ground Floor, Rivermead, Thatcham
1486 Sq Ft/138 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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