Industrial / Warehouse

TO LET

CURCHOD&CO

Unit 9, Rivermead Business Park

Station Road, Thatcham, RG19 4EP

High Quality Industrial / Warehouse Unit with Offices

2,902 sq ft

(269.60 sq m)

- 24 Hour Access
- Premier Industrial Location
- Generous Car Parking
- 3 phase Electricity Supply
- Good Access from M4 Motorway and near to Thatcham Railway Station

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Summary

Available Size	2,902 sq ft
Rent	£35,700 per annum
Rates Payable	£10,678.60 per annum
Rateable Value	£21,400
Service Charge	N/A
EPC Rating	C

Description

Unit 9 Rivermead Business Park comprises a small industrial / warehouse unit on a modern courtyard style estate. The property is well specified with an electrically operated roller shutter loading door (measuring 3.00m wide x 4.20m high), LED strip lighting, a kitchen and first floor offices.

The offices are configured over ground and first floors and equipped with LED panel lighting, carpet tile floor covering, electric panel heating and intercom. The property has a foyer / reception area, a minimum eaves height of 5.4m and there are both male and female WC's located within the property. To the front of the property there is allocated parking, as well as communal spaces on the park.

Location

Rivermead Business Park offers quality, modern business space suitable for industrial, warehousing and office uses, with 24-hour access and generous parking. It is situated at Station Road / Pipers Way, Thatcham, roughly 3 miles east of Newbury and 15 miles west of Reading. Road access is strong via the A4 (Bath Road) and has links via the A34 / A339 towards the M4 and M3. There are direct rail links to London taking approximately 1hr, and Heathrow Airport is approximately 40 miles away from the park.

Current occupiers on the estate include LAT Water Ltd, Ensys Ltd and Support Revolution Ltd.

Viewings

Viewings to be arranged via the joint sole agents.

Terms

A new internal repairing and insuring lease (IRI) (with a fixed 3% annual uplift maintenance charge) to be agreed via the sole joint agents.

Legal Costs / VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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