



Chartered Surveyors &
Commercial Property Consultants

GROUND FLOOR OFFICE

TO LET

**ARMOUR HOUSE, COLTHROP LANE
THATCHAM, BERKSHIRE, RG19 4PD**

600 SQ FT (55.74 SQ M)



MINIMUM 3 PARKING SPACES

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Armour House is located on Colthrop Way, just off the A4 to the east of Thatcham town centre. This is a very accessible location which provides quick and easy access to junction 12 of the M4 motorway approximately 10 miles to the east and Newbury is just 4 miles to the west.

DESCRIPTION

The office suite is situated on the ground floor of Armour House which is a two storey office building fronting directly onto Colthrop Way. The suite comprises one large open plan room but it will be possible to install further partitioning to create a private meeting room etc if required.

On the ground floor there are communal male and female WC facilities together with a kitchen/staff breakout area which is also shared with other tenants in the building.

Amenities provided include;

- Suspended ceiling
- Category 2 lighting
- Gas fired central heating
- UPVC double glazed windows
- Carpeting
- Venetian blinds
- Male and female WCs (shared)
- Kitchen/staff room (shared)
- 3 car parking spaces are provided but additional overflow spaces may be available as and when required

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	55.74	600

RATING ASSESSMENT

Rateable Value £5,500

Rates Payable £2,744.50

For those that qualify for small business rates relief, no rates will be payable.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas within the property together with provision of electricity and gas. Gas and electricity charges are based on actual consumption and the indicative costs are;

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Insurance £400 p.a.
Gas £2,000 p.a.
Electricity £2,000 p.a.
Water £100 p.a.
Maintenance £500 p.a.
Plus VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 71.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £7,200 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
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Email: shane@quintons.co.uk
February 2024



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