

# THATCHAM PARK

GABLES WAY, THATCHAM RG19 4ZA

**UNIT 1 NEW HIGH QUALITY WAREHOUSE/  
DISTRIBUTION UNIT TO LET**

**15,205 SQ FT**

**LAST  
REMAINING UNIT**





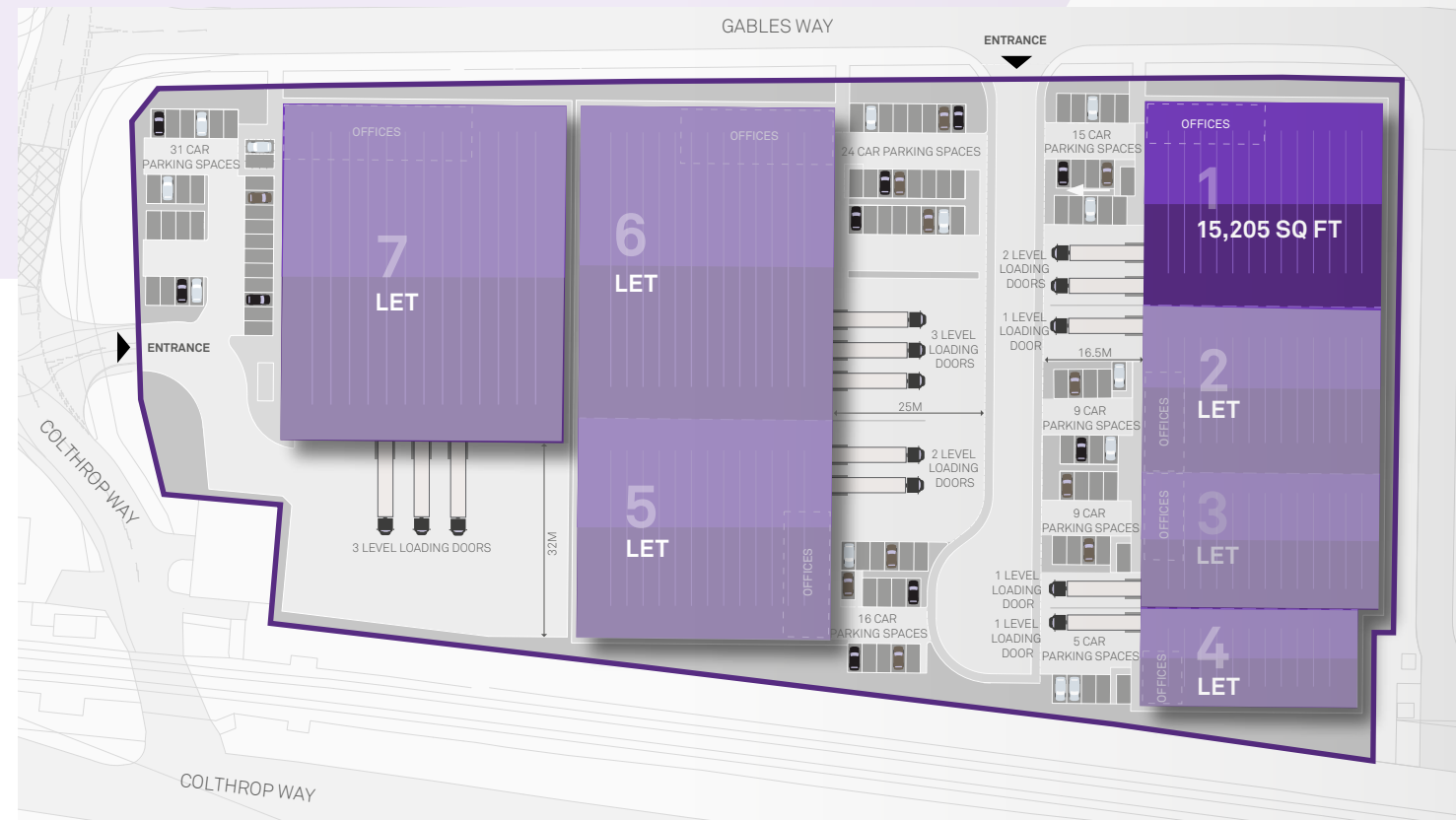
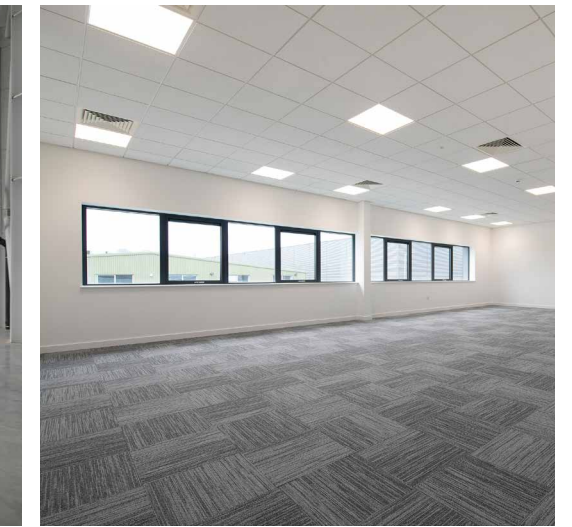
# NEW WAREHOUSE / DISTRIBUTION UNIT IN AN ESTABLISHED LOCATION

Thatcham Park comprises a series of 7 brand new units, built to a Grade A specification and situated within a well-established industrial centre in Thatcham.

Unit 1 has two level loading access doors with a securely fenced and gated yard. There is an additional car parking area with EV charging points. The warehouse offers 8.5m eaves height with clear span warehouse space and LED lighting. The unit offers Grade A office space at first floor level with additional kitchen / break out space.

Accessed via Gables Way, the development sits between the M4 (Junctions 12 and 13) and M3 (Junction 6) motorways, providing vital connection to the wider motorway network and therefore well located for logistics distribution.

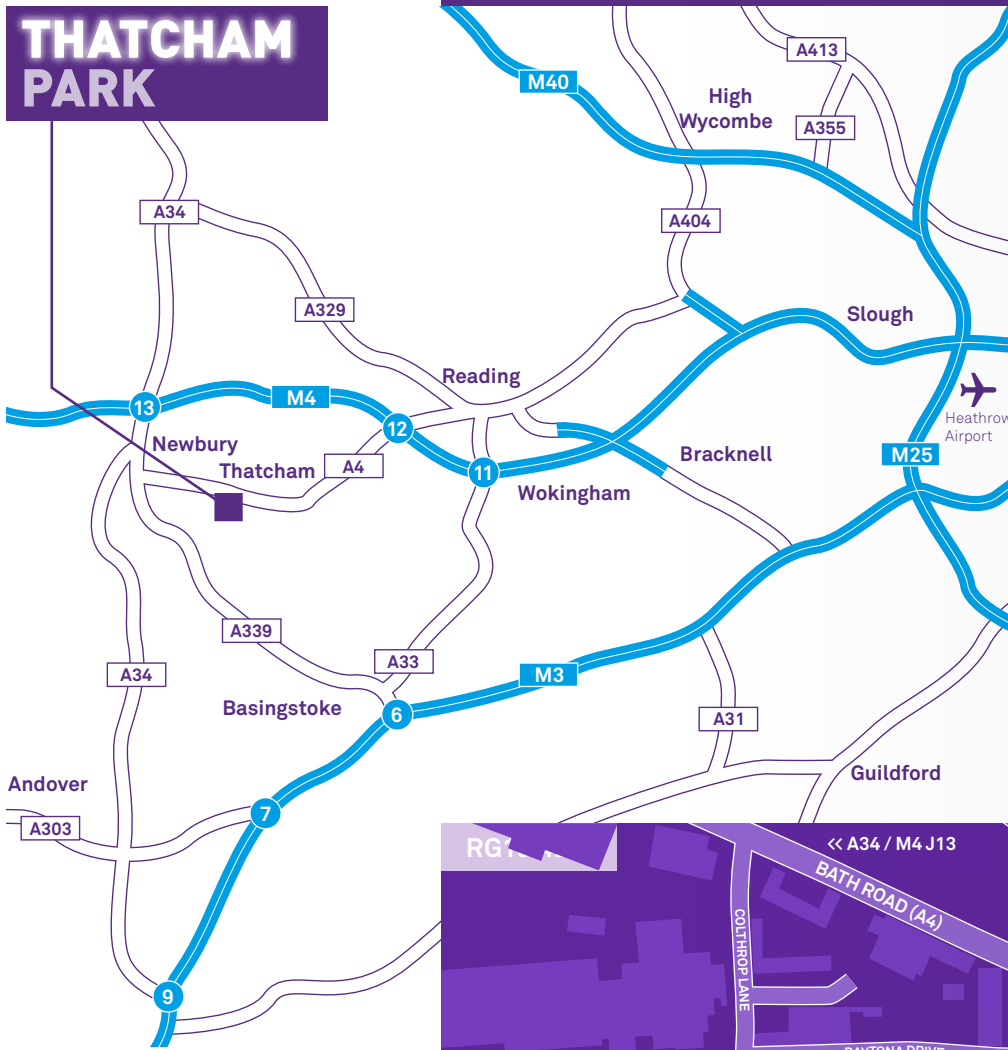
UNIT	WAREHOUSE	OFFICES	TOTAL (GIA)	EAVES
1	13,194 sqft	2,011 sqft	15,205 sqft	8.5m
2	11,29 sqft	1,2LETsqft	12,570 sqft	8.5m
3	9,041 sqft	1,0LETsqft	10,066 sqft	8.5m
4	6,023 sqft	67LETsqft	6,700 sqft	8.5m
5	15,800 sqft	1,7LETsqft	17,581 sqft	8.5m
6	22,577 sqft	2,5LETsqft	25,123 sqft	8.5m
7	27,138 sqft	3,0LETsqft	30,157 sqft	10.5m
<b>TOTAL</b>	<b>105,572 sqft</b>	<b>11,830 sqft</b>	<b>117,402 sqft</b>	










- 2 LEVEL LOADING DOORS
- 8.5 EAVES HEIGHT
- 50KN/M<sup>2</sup> FLOOR LOADING
- 3-PHASE POWER SUPPLY
- PHOTOVOLTAIC PANELS
- HIGH QUALITY OFFICES
- UP TO 32M YARD DEPTHS
- ELECTRIC VEHICLE CHARGING POINTS
- DEDICATED CAR PARKING
- EPC RATING A
- BREEM EXCELLENT
- SECURE FENCE & AUTOMATED GATE



# THATCHAM PARK



-  IMMEDIATE ACCESS TO A4
-  13 MINUTES / 8 MILES TO J12 M4
-  15 MINUTES / 7.4 MILES TO A34
-  28 MINUTES / 14.7 MILES TO J6 M3
-  3 MINUTES TO THATCHAM STATION; 49 MINUTES TO LONDON PADDINGTON
-  53 MINUTES / 40.3 MILES TO HEATHROW AIRPORT VIA M4
-  1 HOUR / 43.7 MILES TO THE PORT OF SOUTHAMPTON

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# THATCHAM PARK

## ROAD

M4 J12	13 mins
M3 J6	28 mins
Reading	26 mins
Basingstoke	26 mins
Slough	47 mins
Southampton	1 hour
London	1 hour
Birmingham	2 hours

## AIR

Heathrow	52 mins
Gatwick	1 hour 30 mins
London City	1 hour 58 mins

## DOCKS

Southampton	1 hour
Tilbury	1 hr 51 mins
London Gateway	1 hr 58 mins

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