



Chartered Surveyors &
Commercial Property Consultants

FIRST FLOOR OFFICES

TO LET

**FRONT OF OLD MEWS 32 HIGH STREET,
THATCHAM, BERKSHIRE, RG19 3JD**

726 SQ FT (67.45 SQ M)



INCLUDES 2 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

The first floor offices are located at the western end of the High Street, which is one of the two main streets in Thatcham town centre. The property is conveniently located close to the A4 to provide quick and easy access to Newbury, approximately 3 miles to the west. All town centre facilities in Thatcham are within a short walk of the property and there is a public car park further along the High Street.

DESCRIPTION

The first floor office suite has been fully refurbished with new carpets and provides good quality offices to the first floor with second floor storage. Access is via a self contained staircase at the front of the property.

The office provide the following amenities:

- Electric heating
- 2 x WC's
- Fluorescent lighting
- Kitchenette
- 2 parking spaces

ACCOMMODATION

	Sq. M.	Sq. Ft.
First Floor	47.75	514
Second Floor	19.70	212
Total	67.45	726

RATING ASSESSMENT

Rateable Value £8,100

Rates Payable £4,041.90 (2023/24)

For those that qualify under small business rates relief no business rates will be payable

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 72.

PROPOSAL

The offices are available to let on a new lease for a term to be agreed.

The quoting rent is £7,500 per annum exclusive. VAT will not be charged on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

January 2024



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