



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT WITH OFFICES TO LET

**UNIT 20, PIPERS INDUSTRIAL ESTATE
PIPERS LANE, THATCHAM
WEST BERKSHIRE, RG19 4NA**

3,258 SQ FT (303.34 SQ M)



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

Thatcham is located adjacent to the A4 approximately 3 miles east of Newbury and 12 miles west of Reading.

Access to the National Motorway Network is via the A4 through Thatcham to Newbury and then onto the A339 which connects to the A34 and then to Junction 13 of the M4 Motorway which is approximately 5 miles distant.

Pipers Lane Industrial Estate is situated just to the east of Thatcham town centre and a few hundred metres south of the A4.

DESCRIPTION

The property is constructed with part brick and block elevations along with profile metal clad elevations and pitched clad roof. The framework is steel portal frame and the unit is accessed via a roller shutter door and a pedestrian door, both of which are to the front elevation.

Internally the property has been laid out for the occupiers use and comprises entrance lobby, reception area, six offices, visitors, male and female WC's and kitchen.

The entrance lobby is accessed via a uPVC pedestrian door which leads through a further door into the reception area. The reception area and the six offices comprise carpeted floors, painted walls, suspended ceilings with inset Category 2 lighting and all offices bar one have windows to the front, side or rear elevation. The eaves height of the property is 3.211 metres rising to a maximum 3.989 metres.

There are three WC facilities and all have low level toilet with wash hand basin. The kitchen comprises a stainless steel sink and drainer with space for fridge and dishwasher together with a gas fired boiler serving radiators in the office and reception area.

Generally the property has three phase power at 100 Amps per phase, a telephone system and alarm.

Externally there is a tarmac yard which is accessed via steel gates with the boundaries of the site being mainly pallisade fencing. Within the yard there is parking for 7 cars and a large loading/unloading area. More cars can be parked if double parked. The yard measures approximately 3,000 sq. ft. (278.70 sq. m.).

ACCOMMODATION

	Sq. M.	Sq. Ft.
Warehouse (including Offices/WC'S	176.67	1,895
Mezzanine Floor	126.67	1,363
Total	303.34	3,258

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RATING ASSESSMENT

Rateable Value £15,250 (2024/25)

Rates Payable £7,609.75

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 115.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £27,500 per annum exclusive. VAT is not applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

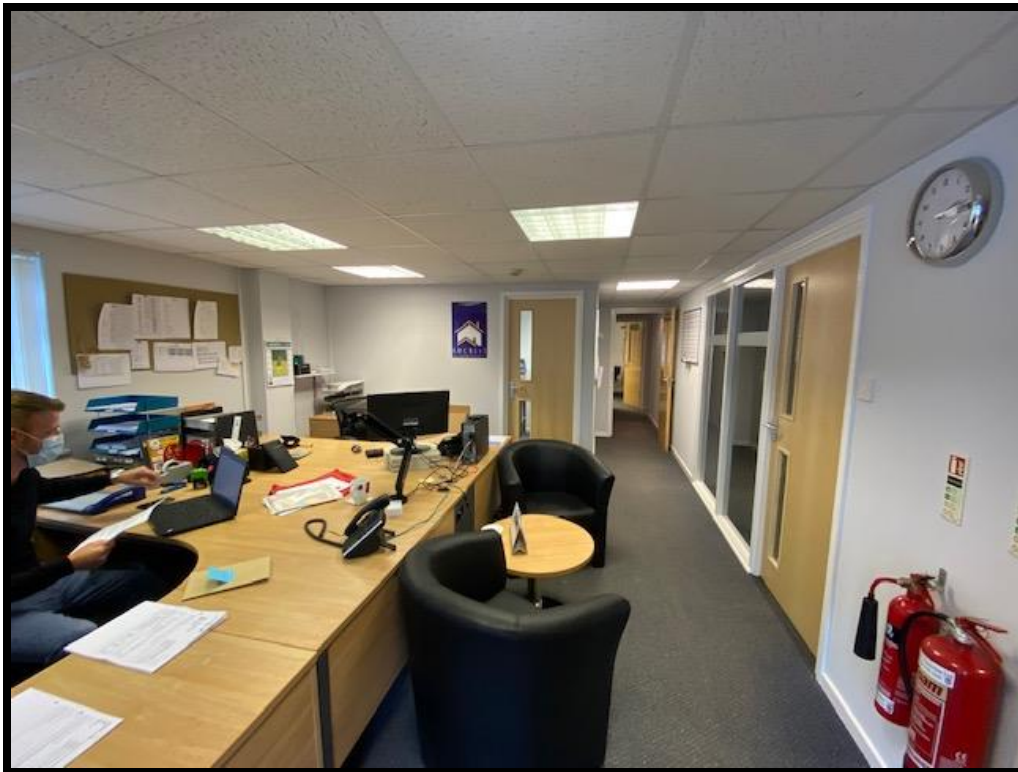
VIEWING

Contact Mr Shane Prater

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June 2024



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