



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE & YARD - INVESTMENT

FOR SALE

**UNIT B, DAYTONA DRIVE, COLTHROP
THATCHAM, WEST BERKSHIRE, RG19 4NR**

4,590 SQ FT (426.41 SQ M)

YARD MIN 0.37 ACRES



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

www.quintons.co.uk

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 property is situated at the end of Daytona Drive, Thatcham. Daytona Drive links to Colthrop Way which joins the A4 (Bath Road). Thatcham Town centre is two miles west with M4 junction 12 8 miles east and junction 13 via Newbury 6 miles west.

DESCRIPTION

The property comprises a detached steel portal framed warehouse.

The elevations and roof are profile metal clad.

The property benefits from a large yard of 0.37 acres which is fenced and gated and laid to concrete.

Internally the property is open plan with amenities to include roller shutter door, three phase power, eaves height of 6m rising clear.

Outside of the main property are two further parking areas which can accommodate space for a minimum of 24 cars. Including the access this takes the site area to approx 0.80 acres.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	426.41	4,590

COVENANT STRENGTH

Thatcham Research (Company No. 00967763) was incorporated in December 1969. The company is independently operated with a board of directors drawn from amongst the 33. insurer members that fund its work. The principal activities and strategy are carrying out. research targeted at influencing the design of vehicles to reduce accidents and to improve. safety and security and this in turn driving down claim's costs for its insurer members.

Year	Turnover	Surplus from Operations	Total Comprehensive Income for the Year
2024	£29,453,000	£732,000	£2,492,000
2023	£25,888,000	(£236,000)	(£621,000)
2022	£24,903,000	£890,000	(£594,000)

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TENANCY INFORMATION

The property is let to Thatcham Research (<https://www.thatcham.org/>) for a term of 10 years from 17th July 2024 at a rent of £76,750 per annum exclusive. The tenant has been in occupation since 1999 but the lease does have a tenants break option at year 5. There is also an upward only rent review at year 5.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is available to purchase freehold subject to the existing lease to Thatcham Research. Offers are sought in excess of £750,000 (Seven Hundred & Fifty Thousand Pounds). VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
October 2025



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Approximate Site Plan including additional parking areas.

