



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE INVESTMENT

FOR SALE

**DREAMLAND WAREHOUSE
UNIT C, DAYTONA DRIVE, COLTHROP, THATCHAM
WEST BERKSHIRE, RG19 4NR**

22,489 SQ FT (2,089.23 SQ M)



BEST & FINAL BIDS DUE BY 12 NOON ON FRIDAY 5TH DECEMBER 2025

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 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 with offices.

The elevations and roof are profile metal clad.

The property benefits from a large car park to the front for approx. 30 cars with loading and unloading available from 2 roller shutter doors.

Internally the tenants have fully fitted the property for their use, the original building included offices to the front.

ACCOMMODATION

Ground Floor	1,978.09 sq. m.	21,292 sq. ft.
First Floor	111.20 sq. m.	1,197 sq. ft.
Total	2,089.23 sq. m.	22,489 sq. ft.

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 £180,000 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.

Rents in the vicinity are now well over £12.00 per sq. ft. for similar sized space.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 64.

PROPOSAL

The property is available to purchase freehold subject to the existing lease to Thatcham Research. Offers are sought in excess of £2,250,000 (Two Million, Two 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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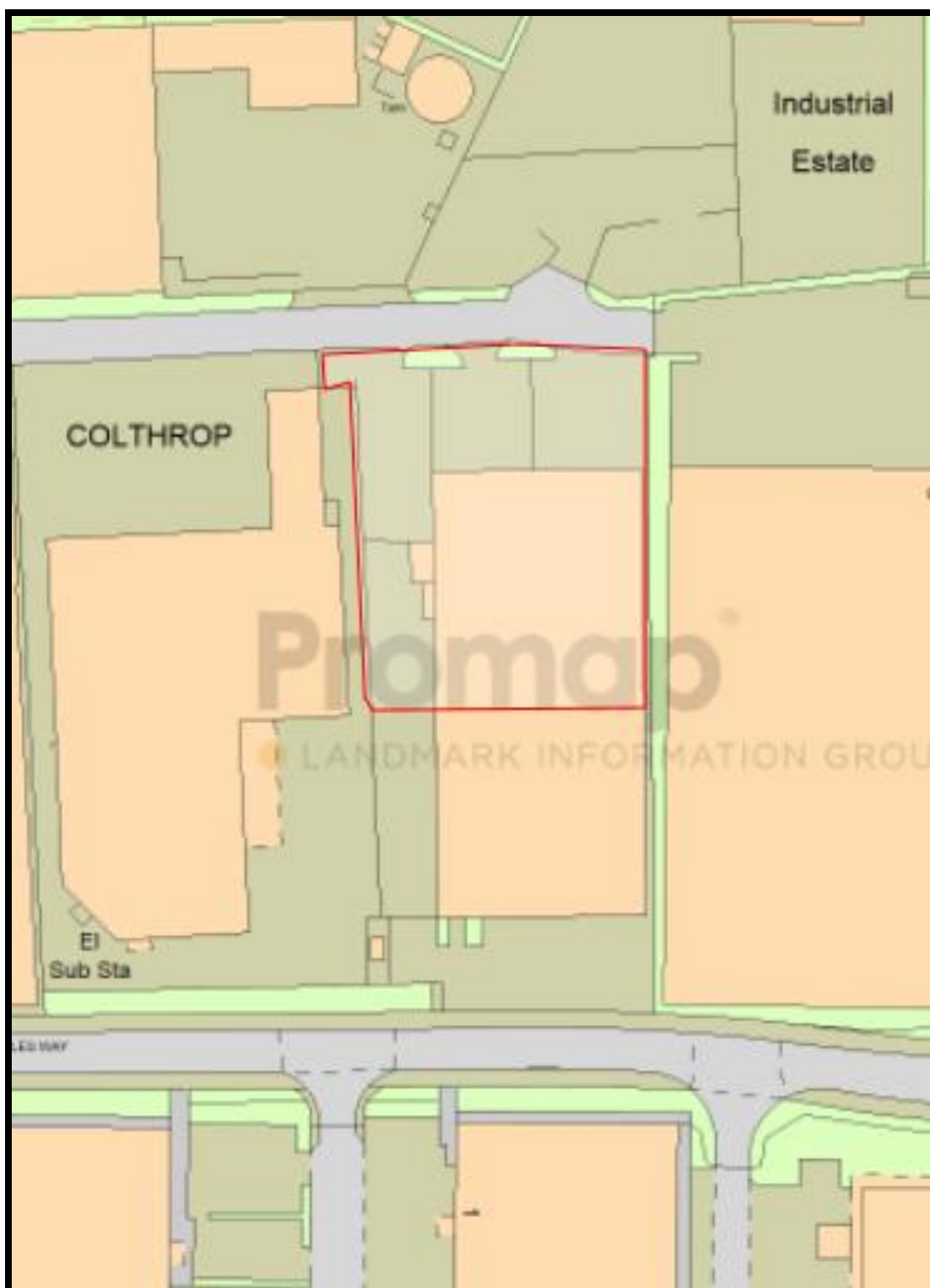


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Approximate Site Plan



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