



Chartered Surveyors &  
Commercial Property Consultants

## MODERN OFFICES

## TO LET

**11 THATCHAM BUSINESS VILLAGE  
COLTHROP WAY, THATCHAM  
WEST BERKSHIRE, RG19 4LW**

**1,811 SQ FT (168.24 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**

The offices are located on Colthrop Way, Thatcham. The building fronts The A4 (Bath Road).

There are good road links to the M4 junctions 12 & 13 together with M3 at Basingstoke.

Thatcham is on the Great Western mainline to London Paddington.

## **DESCRIPTION**

Modern office space located on a shared park.

Amenities include:-

- \* Open plan offices with glass directors rooms
- \* First Floor WC's
- \* Air conditioning
- \* Kitchen
- \* LED lighting
- \* Parking
- \* Data cabling
- \* Projector and Screen

## **ACCOMMODATION**

	Sq. M.	Sq. Ft.
<b>Total</b>	<b>168.24</b>	<b>1,811</b>

## **RATING ASSESSMENT**

Rateable Value £19,500

Rates Payable £9,730.50 (2023/24)

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £543,30 per quarter plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 68.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £21,750 per annum exclusive. VAT is applicable.

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## **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](mailto:shane@quintons.co.uk)

May 2023



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