



Chartered Surveyors &
Commercial Property Consultants

MODERN OFFICES

TO LET

**GF 13 THATCHAM BUSINESS VILLAGE
COLTHROP WAY, THATCHAM
WEST BERKSHIRE, RG19 4LW**

2,709 SQ FT (251.67 SQ M)



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 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
- * WC's
- * Kitchen
- * LED lighting
- * Parking
- * Data cabling

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	251.67	2,709

RATING ASSESSMENT

Rateable Value £29,000 Rates Payable £14,471 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £812.70 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 £32,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Mr Shane Prater

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May 2023



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