



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO LET

**UNIT 3 STATION ROAD INDUSTRIAL ESTATE,
THATCHAM, BERKSHIRE, RG19 4QY**

3,675 SQ FT (341.41 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

Station Road Industrial Estate is located less than 1 mile to the southeast of Thatcham town centre. It occupies a position adjacent to the main railway line and approximately ½ mile from the main A4 which provides direct access to Junction 12 of the M4 motorway, approximately 12 miles to the east.

DESCRIPTION

Unit 3 is a mid-terrace property constructed around a steel portal frame with a pitched roof. It has recently been comprehensively refurbished to provide very good quality clear span workshop/warehouse space with a small ancillary office. Amenities provided with the property include;

Warehouse

- 3 phase power
- Mains gas
- Gas fired blower heater
- LED lighting
- Minimum eaves 15ft 9ins
- Motorised roller shutter door 17ft wide x 14ft 6in high
- New insulated roof and translucent roof light panels

Offices

- Carpeting
- LED lighting
- Tea point
- 2 WCs
- Shower

7 car parking spaces are provided with the property.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Warehouse	306.29	3,297
Offices	35.12	378
Total	341.41	3,675

RATING ASSESSMENT

Rateable Value £22,250

Rates Payable £11,102.75 (2023/24)

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.

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas on the Estate which is presently budgeted at £0.68p psf, plus VAT, per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 66.

PROPOSAL

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £36,750 per annum exclusive. VAT is applicable to the rent.

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

January 2024



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.