



Chartered Surveyors &
Commercial Property Consultants

BUSINESS / WORKSHOP UNIT

TO LET

**UNIT 4, RIVERMEAD, THATCHAM
WEST BERKSHIRE, RG19 4EP**

2,463 SQ FT (228.81 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

Rivermead Industrial Estate lies 3 miles east of Newbury and 15 miles west of Reading. The estate is located at the junction of Station Road and Pipers Way, situated just north of the Kennet and Avon Canal.

The property is within a few minutes walk of the railway station

DESCRIPTION

High quality industrial space with office accommodation in an excellent location

This modern unit is a flexible space with office accommodation that is suitable for a wide range of uses, such as warehousing, manufacturing, and trade counter.

The space benefits from WC facilities, electric roller shutter door, and 24 access, and it situated in a highly accessible location immediately adjacent to Thatcham Railway Station.

The estate offers generous shared car parking within a well-landscaped estate.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	228.81	2,463

RATING ASSESSMENT

Rateable Value £22,000

Rates Payable £10,978

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £5,000 per annum plus VAT

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 86.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £29,900 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

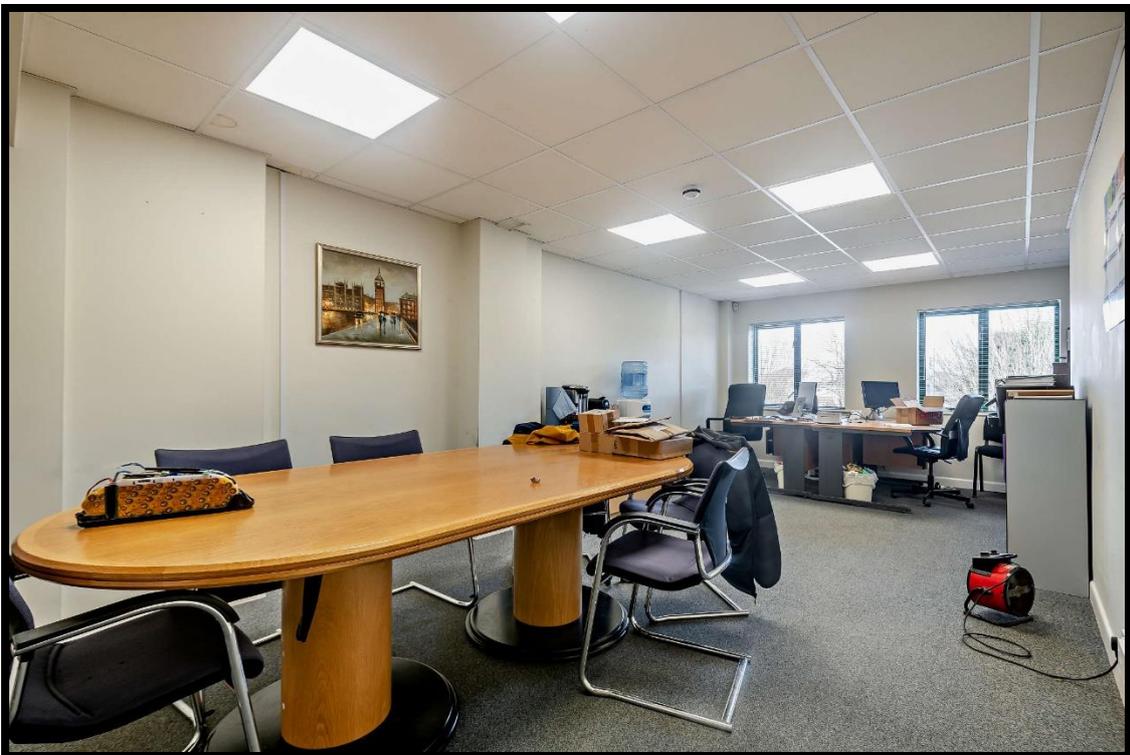
Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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.

VIEWING

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