/INDURENT

Industrial

UNIT 4 | RIVERMEAD BUSINESS PARK

Station Road, Thatcham, RG19 4EP



UNIT 4 | 2,463 SQ FT

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 a highly accessible location immediately adjacent to Thatcham Railway Station.
The estate offers generous shared car parking within a well-landscaped estate.

Lease Type	New



Unit Summary

- Office Accommodation
- Car Parking
- Flexible Space
- 24 Hour Access
- Premier Industrial Location
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,300.00	£12.30
Rates	£12,075.80	£4.90
Maintenance Charge	£6,157.50	£2.50
Insurance	£492.60	£0.20
Total Cost	£49,025.90	£19.90

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

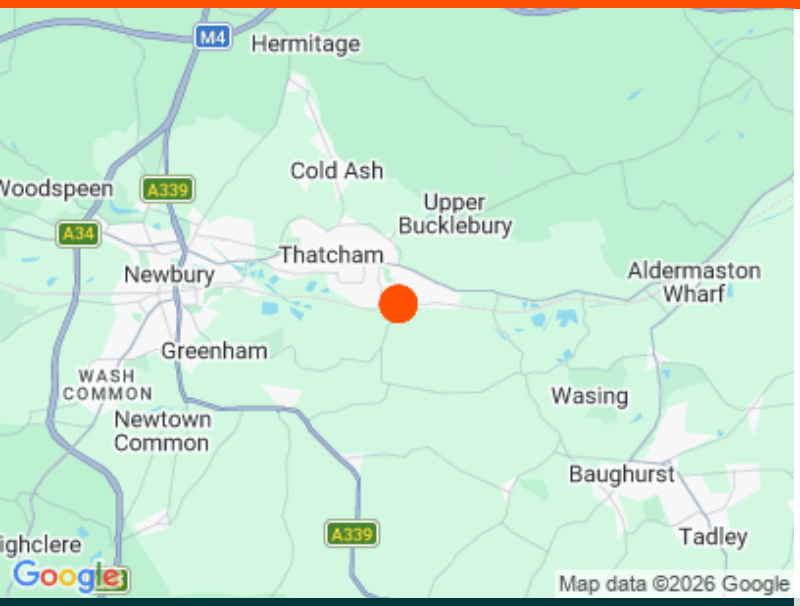
For more info please visit: unit.info/UIP0100278

+44(0) 808 169 7554

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Location

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 Kennett and Avon Canal.

Road
A4: 1 mile

Airport
Heathrow: 40 miles

Rail
Thatcham: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)

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Key Contact



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