

Industrial

UNIT 4 | RIVERMEAD BUSINESS PARK

Pipers Way, 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 is situated in 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

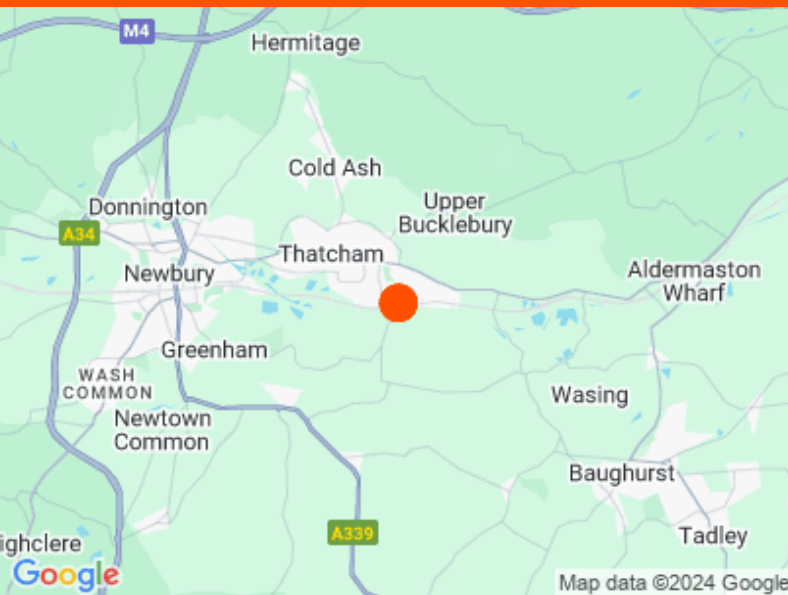
	Per Annum	Per Sq Ft
Rent	£30,500.00	£12.38
Rates	£13,734.00	£5.58
Maintenance Charge	£5,000.00	£2.03
Insurance	£492.60	£0.20
Total Cost	£49,726.60	£20.19

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.

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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
A4: 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (86)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: unit.info/UIP0100278

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