

# TO LET



## UNIT 4 PIPERS COURT

Berkshire Drive Thatcham Berkshire RG19 4ER

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	4,778 SQ FT (443.88 SQ M)

### KEY POINTS ✓

- > To be refurbished
- > Electric loading door
- > 5.4m clear height
- > Three phase power
- > Excellent parking (14 spaces)

Location

Pipers Court comprises a modern development of industrial / warehouse units located off Pipers Way to the East of Thatcham. Road communications are good with Junctions 12 and 13 of the M4 motorway easily accessible providing direct access to London, Heathrow Airport and the national motorway network.

Thatcham train station is within walking distance providing regular services to London, via Reading and the west.

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Description

Industrial / warehouse with a large loading door, good height, open plan first floor office and parking.

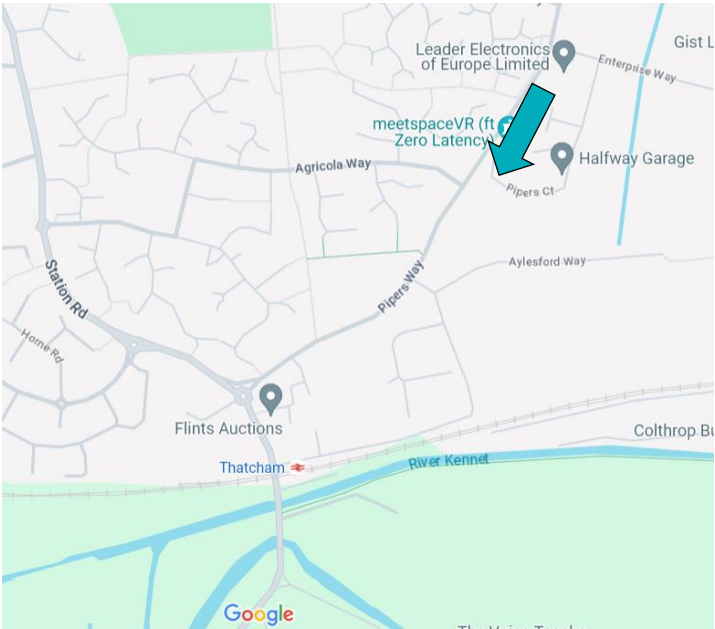
Specification

- Electric loading door (4.8mH x 4.8mW)
- 5.4m clear height
- Three phase power
- LED lighting
- Translucent roof panels
- Painted concrete floor
- Excellent parking (14 spaces)
- Open plan office

Accommodation

We understand the Gross Internal Areas (GIA) are as follows:

Floor	sq ft	sq m
Grd Flr Industrial / Warehouse	2,608	242.28
Grd Flr Office / Storage	1,088	101.08
1st Floor Office	1,082	100.52
Total	4,778	443.88



Energy Performance Asset Rating

To be re-assessed post refurbishment.

Terms

Available on a new FRI lease to be contracted outside the L&T Act.

Legal Costs / VAT

Each party to bear their own legal costs.  
Rents are quoted exclusive of VAT which may be chargeable.

Business Rates (2024/2025)

The Rateable Value is £36,750.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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