



**CUSHMAN &
WAKEFIELD**

TO LET

Scania Depot, Thatcham

Daytona Drive, Colthrop Ln, Thatcham, Newbury RG19 4ZD

10,772 SQ FT (1,001 SQ M)



SPECIFICATION

- Minimum clear height of 4.4m rising to 8.4m
- 4 electrically operated level access loading doors
- Max yard depth of 72m
- Secure-self-contained site of approximately 1 acre
- Additional mezzanine of 75.17 Sq M (809 Sq Ft)
- 3 vehicle inspection pits & rolling road

DESCRIPTION

The building comprises a detached warehouse of steel portal frame construction, benefiting from 8m minimum clear height and 4 level access loading doors.

Externally the property occupies a secure-self-contained site of approximately 1 acre, with a maximum yard depth of approximately 72m to the front.

	SQ M*	SQ FT*
Warehouse	757.88	8,158
Ground Floor Office	162.50	1,749
First Floor (Locker room, canteen, WCs and showers)	80.39	865
TOTAL GIA	1,001	10,772
Mezzanine	75.17	908

For more information, please contact:



020 7935 5000
020 8569 1600
cushmanwakefield.co.uk

HEATHER HARVEY-WOOD

020 7152 5324

heather.harvey-wood@cushwake.com

ADRIAN TEMPLE

020 7152 5231

adrian.temple@cushwake.com

The Bower, 4 Roundwood Ave, Stockley Park, UB11 1AF
cushmanwakefield.com

*All areas are measured on an approximate Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)



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LOCATION

The property is located in Thatcham's established industrial area, Daytona Drive, 2 miles east of the town centre

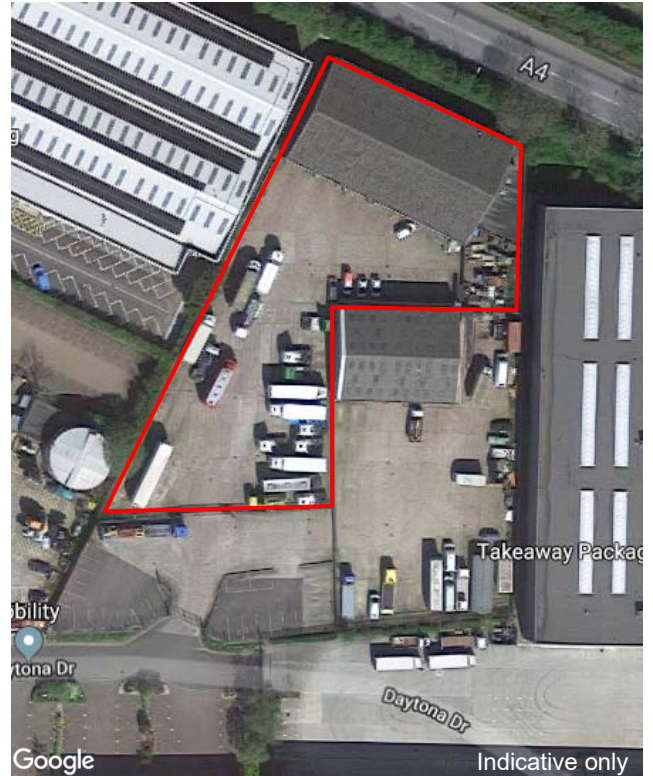
Access to the Property is from the Bath Road (A4) via Colthrop Lane or Gables Way.

The bath road provides direct access to J12 of the M4 to the east and the A339 at Newbury to the west.

Thatcham rail station is located 1.3 miles to the east and provides direct services to London Paddington (faster services available via Reading).

Driving distances	Miles
Thatcham Station	1.3
Newbury Station	6.4
M4, Junction 12	8.5
M3, Junction 6	17.5
Heathrow International Airport	39
Central London	55

Source: Google Maps



TERMS

The premises are offered by way of an assignment or sub-lease of a Landlord and Tenant Act protected lease expiring 31/05/2027 with a Tenant break option in 2022. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

RATEABLE VALUE

The Rateable value for the premises with effect from 1 April 2017 according to the VOA is £63,500 PA.

VIEWINGS

Strictly by prior appointment

EPC



CUSHMAN & WAKEFIELD
 020 3296 2000
 020 8569 1600
 cushmanwakefield.co.uk

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