



# UNIT 1 COMMERCE PARK

Brunel Way Theale Berkshire RG7 4AB

<b>TYPE</b>	<b>OFFICE / BUSINESS UNIT</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE (IPMS(3))</b>	<b>956 - 2,604 SQ FT</b> (88 - 241 SQ M)

## KEY POINTS

- > Newly refurbished
- > Modern business park
- > Excellent parking provision
- > Close to Theale high street and mainline railway station

## Location

The estate is situated immediately opposite Theale Railway Station and approximately ½ mile from Junction 12 of the M4 motorway. This provides easy access to airports and the main national motorway network.

Theale town centre is within walking distance providing access to all local amenities.

## Description

Commerce Park comprises of ten business units in two adjacent terraces.

The units are constructed of concrete frames with a combination of brickwork and profile sheet metal cladding to the front elevations and double access doors.

Unit 1 is available as a whole or on a floor by floor basis.

## Accommodation

The floor areas measured according to International Property Measurement Standard (IPMS) are as follows;

Description	sq ft	sq m
Ground Floor	956	88.8
First Floor	1,648	153.1
<b>Total</b>	<b>2,604</b>	<b>241.9</b>

## Energy Performance Asset Rating

EPC Ratings: D:84



## Specification

The unit benefits from the following amenities;

- Category II lighting
- Perimeter trunking
- Suspended ceilings
- Gas fired central heating
- Kitchen areas
- Double width doors to ground floor
- Generous parking ratio of 1:325 sq ft

## Terms

The unit is available to rent on a new lease on terms to be agreed.

## Business Rates

Rateable Value: £27,500

## Viewing & Further Information

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



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