

THATCHAM PARK

6,665 - 44,340 SQ FT

**NEW HIGH QUALITY WAREHOUSE/
DISTRIBUTION UNITS**

AVAILABLE TO LET



COMING SOON

AVAILABLE Q1 2021

WWW.THATCHAMPARK.COM

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GABLES WAY, THATCHAM RG19 4ZA

DEVELOPED BY:

BARWOOD
CAPITAL

Clearbell

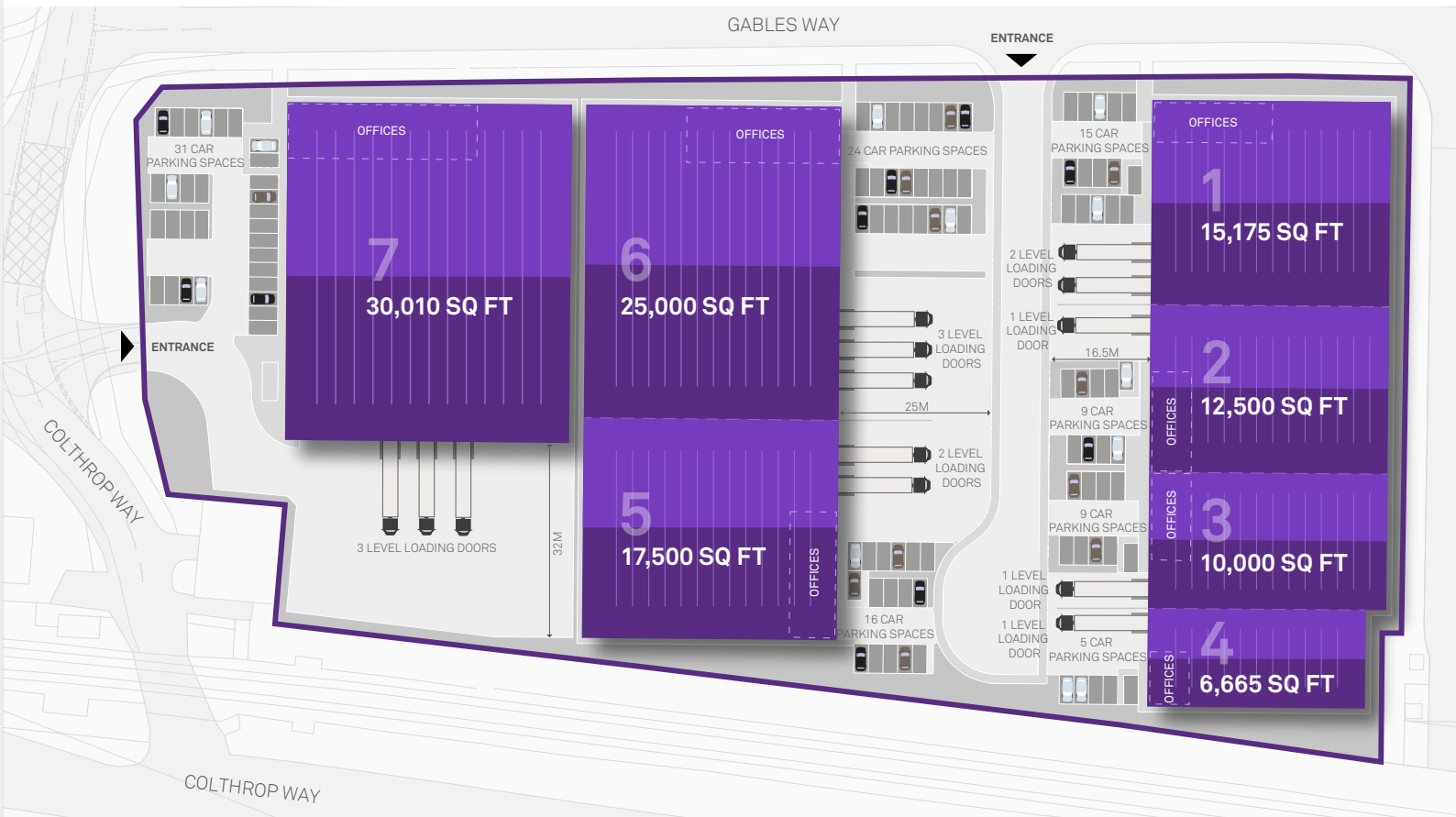
NEW WAREHOUSE / DISTRIBUTION UNITS IN AN ESTABLISHED LOCATION

Thatcham Park comprises a series of 7 brand new units, built to a Grade A specification and situated within a well-established industrial centre in Thatcham.

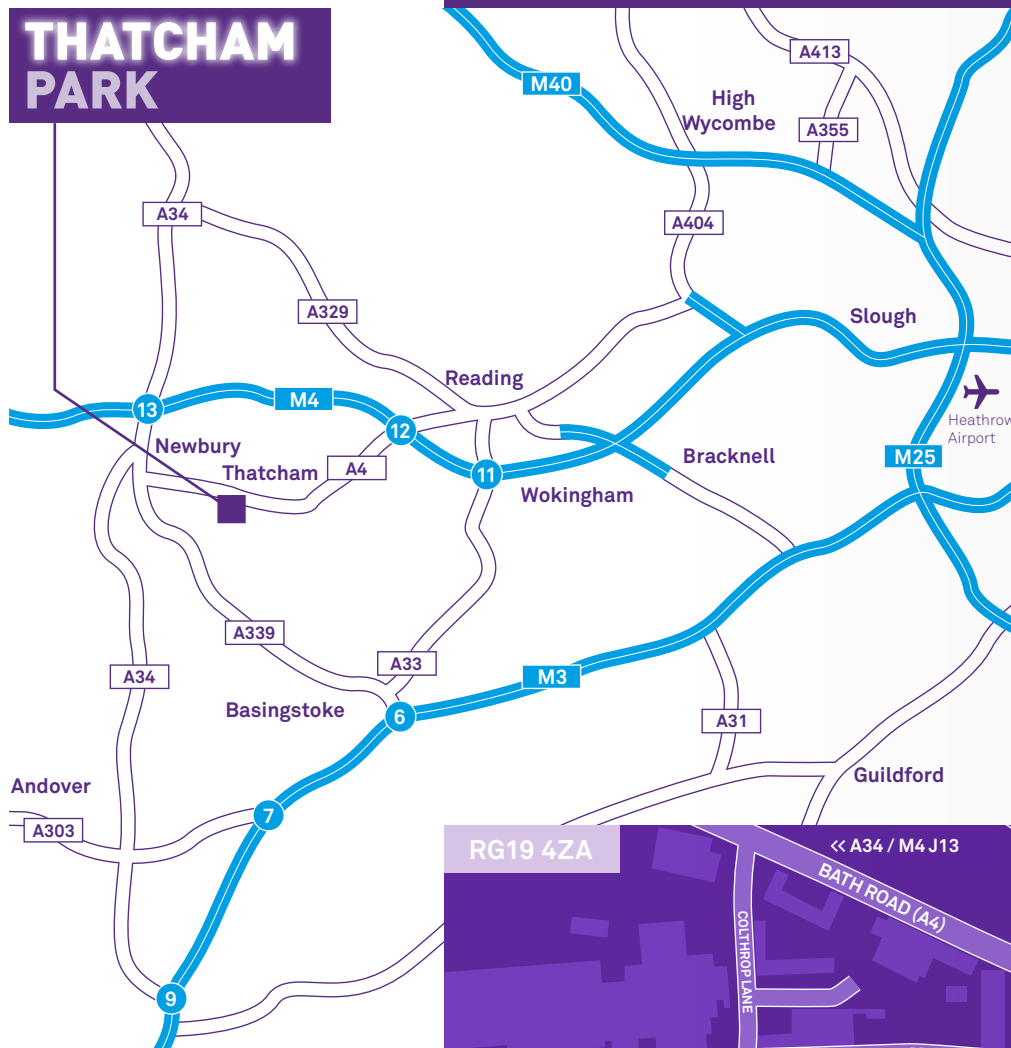
Each unit has level entry access, a generous eaves height, ample office space and dedicated parking for staff and visitors. A flexible layout of units allows a combination to provide anything from 6,000 - 44,300 sq ft.








Accessed via Gables Way, the development sits between the M4 (Junctions 12 and 13) and M3 (Junction 6) motorways, providing vital connection to the wider motorway network and therefore well located for logistics distribution.

UNIT	WAREHOUSE	OFFICES	TOTAL (GIA)	EAVES
1	13,660 sq ft	1,515 sq ft	15,175 sq ft	8.5m
2	11,245 sq ft	1,255 sq ft	12,500 sq ft	8.5m
3	9,000 sq ft	1,000 sq ft	10,000 sq ft	8.5m
4	6,000 sq ft	665 sq ft	6,665 sq ft	8.5m
5	15,750 sq ft	1,750 sq ft	17,500 sq ft	8.5m
6	22,495 sq ft	2,505 sq ft	25,000 sq ft	8.5m
7	27,010 sq ft	3,000 sq ft	30,010 sq ft	10.5m
TOTAL	105,160 sq ft	11,690 sq ft	116,840 sq ft	



THATCHAM PARK



-  IMMEDIATE ACCESS TO A4
-  13 MINUTES / 8 MILES TO J12 M4
-  15 MINUTES / 7.4 MILES TO A34
-  28 MINUTES / 14.7 MILES TO J6 M3
-  3 MINUTES TO THATCHAM STATION; 49 MINUTES TO LONDON PADDINGTON
-  53 MINUTES / 40.3 MILES TO HEATHROW AIRPORT VIA M4
-  1 HOUR / 43.7 MILES TO THE PORT OF SOUTHAMPTON

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Misrepresentation Act.

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas quoted are subject to verification. July 2020.

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ROAD

M4 J12	13 mins
M3 J6	28 mins
Reading	26 mins
Basingstoke	26 mins
Slough	47 mins
Southampton	1 hour
London	1 hour
Birmingham	2 hours

AIR

Heathrow	52 mins
Gatwick	1 hour 30 mins
London City	1 hour 58 mins

DOCKS

Southampton	1 hour
Tilbury	1 hr 51 mins
London Gateway	1 hr 58 mins

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