



Chartered Surveyors &
Commercial Property Consultants

**WAREHOUSE / INDUSTRIAL UNIT
WITH INTEGRAL OFFICE**

TO LET / FOR SALE

**UNIT 6C, COLTHROP BUSINESS PARK
COLTHROP LANE, THATCHAM
WEST BERKSHIRE, RG19 4LP**

7,499 SQ FT (696.70 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Thatcham is a well-established industrial centre located on the A4. Nearby occupiers include Scottish & Newcastle, Harrods and Scottish and Southern Energy.

Transport links from the A4 are good with direct access to Junction 12 of the M4 and Reading to the East, and Newbury and Junction 13 to the West.

Thatcham is also in the mainline railway to London Paddington, the quickest journey time being 45 minutes.

DESCRIPTION

The property comprises a steel framed building with a mixture of brick and block elevations and profile cladding with pitched clad roof.

The property benefits from an eaves height of 6.1m, roller shutter door to the front and 3 phase power supply. 10 parking spaces are included for this property.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	696.70	7,499

RATING ASSESSMENT

Rateable Value £22,250
Rates Payable £10,368.50
(2018/19)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £768.65 per qtr plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D and a score of 90.

PROPOSAL

The warehouse is available on a new lease at a quoting rent of £45,000 per annum exclusive.

The freehold of the property is available at £500,000.

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

March 18

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