



Chartered Surveyors &  
Commercial Property Consultants

## OFFICES, WORKSHOP & YARD

**TO LET**

**OMEGA HOUSE, ENTERPRISE WAY, THATCHAM  
BERKSHIRE, RG19 4AE**

**7,226 SQ FT (671.30 SQ M)**



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

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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**

The property is situated on Enterprise Way, Thatcham. The property is adjacent to Scottish & Southern (SSE) Electric. From the A4 proceed South along Pipers Way, take the first turning left and the property can be found on the right hand side.

## **DESCRIPTION**

The property includes a large yard area which is shared in part with the adjacent occupier. Approximately 2,264.49 sq. m. (0.559 acres) of yard is available excluding parking.

In the main the property comprises brick built offices with flat roof with the addition of a steel frame workshop with profile clad elevations and roof.

The offices generally include carpet to the floors, air cooling, data points, radiators supplied by a gas fired boiler and good natural light. The offices are served by ladies and gents WC facilities, the ladies doubling up as a disabled facility. The space also comprises a kitchen which includes base and wall units and stainless steel sink and drainer.

The workshop includes concrete floor, three phase power, three electric loading doors, fluorescent lighting, two gas blower heaters and an eaves height of 5.37 metres rising clear.

The property generally includes burglar alarm, fire alarm, solar panels, gas fired heating, air cooling to the offices, 26 normal parking spaces, one disabled space, all contained within a secure fenced and gated yard.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Front office	151.24	1,628
Side Office & Workshop & Mezzanine	520.06	5,598
<b>Total</b>	<b>671.30</b>	<b>7,226</b>

## **RATING ASSESSMENT**

Rateable Value        £95,000

Rates Payable        £46,835 (2018/19)

If the property is split then the rates assessment will be split

## **SERVICE CHARGE**

A service charge will be levied if the property is split.

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## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 86.

## **PROPOSAL**

The property is available as a whole or in parts. The quoting price for the whole is £85,000 per annum exclusive.

If the property is split then the following values will be attributed, front offices £16,250 per annum, workshop and side offices £34,000 per annum and yard area £36,500 per annum.

VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater

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Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

July 2018

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