

Unit 4 Rivermead Business Park

Pipers Way, Thatcham, RG19 4EP

Unit 4 | 2,463 sq ft

High quality industrial space with office accommodation in an excellent location

This modern unit is a flexible space with office accommodation that is suitable for a wide range of uses, such as warehousing, manufacturing, and trade counter. The space benefits from WC facilities, electric roller shutter door, and 24 access, and it situated in a a highly accessible location immediately adjacent to Thatcham Railway Station.

The estate offers generous shared car parking within a well-landscaped estate.

Lease Type	New
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Occupational Costs

Per Annum

£30,000.00

£13,734.00

£492.60

£49,226.60

e only. Confirmation of rates payable should be so hits with a Rateable Value of less than £15,000 p s Relief. To find out if you qualify please -for-business-rate-relief/small-business-rate-reli Per Sq Ft £12.18

£2.03

£0.20

£19.99

ught from the Valuation Office r annum may be eligible for full f or read our rates blog.

(£

Rent

Rates

Charge

Insurance

Total Cost

Maintenance

🕑 Unit Summary

- Office Accommodat
- Car Parking
- Flexible Space
- 24 Hour Acces
- Premier Industrial Location
- WC facilities

View Floor Plans \rightarrow

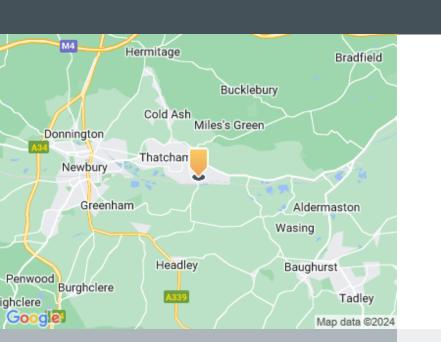
 \rightarrow For more info please visit: <u>unit.info/UIP0100278</u>

+440 808 169 7554

Industrial

Pipers Way, Thatcham, RG19 4EP

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Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (86)



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www.industrials.co.uk

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Location

Rivermead Industrial Estate lies 3 miles east of Newbury and 15 miles west of Reading. The estate is located at the junction of Station Road and Pipers Way, situated just north of the Kennett and Avon Canal.

Road

The estate is well connected via the A4 Bath Road and both the A34 & A339 to the west of the town which feed toward both the M3 & M4 Motorways.

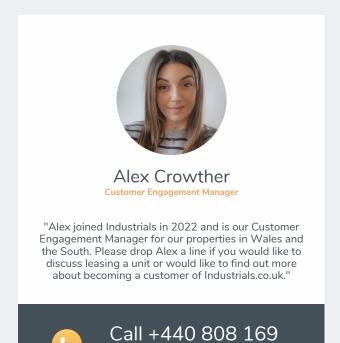
Airport

Heathrow Airport is located approximately 40 miles to the east and is within a 50 minute drive time.

Rail

The estate is well connected via the A4 Bath Road and both the A34 & A339 to the west of the town which feed toward both the M3 & M4 Motorways.

Key Contact



For more info please visit: <u>unit.info/UIP0100278</u>

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