



UNIT 11 THE MARKHAM CENTRE

Station Road Theale Berkshire RG7 4PE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	6,060 SQ FT (563 SQ M)

KEY POINTS

- > Modern mid-terrace unit
- > Electric roller shutter loading door
- > Trade counter and office area
- > 13 car parking spaces

Location

The property is situated off Station Road, Theale on the well established and popular Markham Centre development. Communications are excellent with Theale train station within walking distance and Junction 12 of the M4 motorway easily accessible, thus providing excellent communications with London, Heathrow Airport, the surrounding area and the national motorway network.

Description

Modern mid-terrace light industrial/warehouse with electric roller shutter loading door, concrete floor, 3-phase power and access to the integral 2-storey office accommodation providing a combination of trade counter, office and conference rooms.

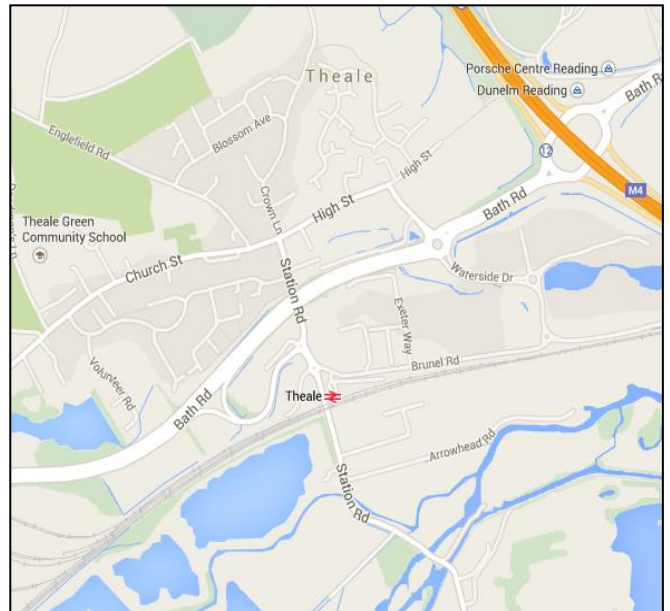
Specification

- Electric loading door (4.0mW x 4.1mH)
- 3-phase power
- 6.75m minimum height
- 8.25m apex height
- Good natural light
- Air-conditioned offices (in part)
- Fire and intruder alarms
- Easy access to J12 of M4 motorway
- 13 car parking spaces

Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Warehouse	3,828	355.61
Trade counter / offices	1,116	103.68
First Floor Office	1,116	103.68
Total	6,060	562.97



Energy Performance Asset Rating

EPC Rating: C:75

Terms

A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which may be chargeable.

Business Rates (2023/2024)

The Rateable Value is £65,500.

Viewing & Further Information

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



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