



HASLAM S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE

TO LET



UNIT 2 PIPERS COURT

Berkshire Drive Thatcham Berkshire RG19 4ER

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	5,747 SQ FT (533.9 SQ M)

KEY POINTS

- > Refurbished
- > Industrial / warehouse with D2 leisure use
- > Electric loading door
- > 5.4m clear height
- > Three phase power
- > 12 allocated parking spaces



Location

Pipers Court comprises a modern development of industrial / warehouse units located off Pipers Way to the East of Thatcham. Road communications are good with Junctions 12 and 13 of the M4 motorway easily accessible providing direct access to London, Heathrow Airport and the national motorway network.

Thatcham train station is within walking distance providing regular services to London, via Reading and the West.

what3words ///text.stray.newsreel

Description

Industrial / Warehouse with D2 leisure use a large loading door, good height with open plan first floor office and parking.

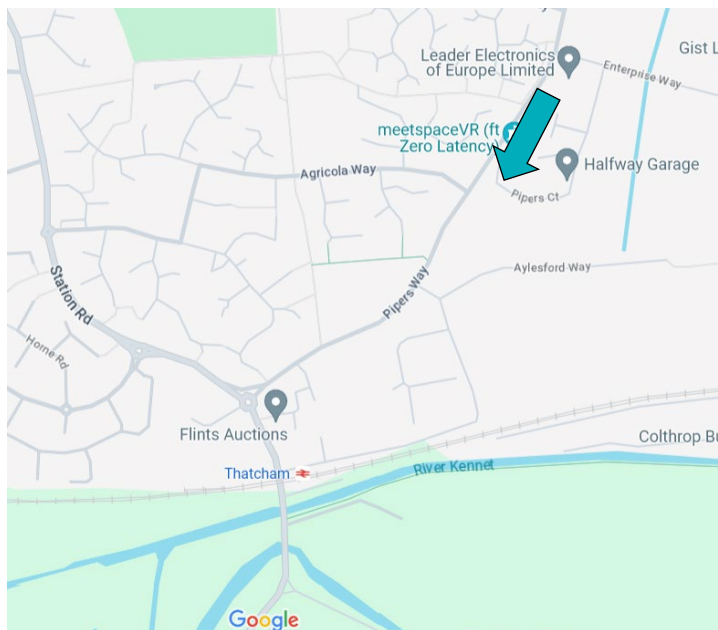
Specification

- Refurbished
- Electric loading door (4.8mH x 4.8mW)
- 5.4m clear height
- Three phase power
- Translucent roof panels
- Concrete floor
- Excellent parking (12 spaces)
- Open plan office

Accommodation

We understand the Gross Internal Areas (GIA) are as follows:

Floor	sq ft	sq m
Grd Flr Industrial / Warehouse	3,861	358.69
Grd Flr Office / Storage	943	87.6
First Floor Office	943	87.6
Total	5,747	533.9



Energy Performance Asset Rating

Certificate available upon request.

Terms

Available on a new FRI lease for a term to be agreed and contracted outside the L&T Act.

Legal Costs / VAT

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

Business Rates (2026/27)

The Rateable Value is £36,750

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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



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