

 30,157 sq ft

 Only 8 miles from the M4 J13

Unit 7 Thatcham Park

Colthrop Lane, Thatcham RG19 4ZA



To let

High quality
warehouse / logistics unit

Grade A detached warehouse / logistics unit.

Secure, high quality space in an established location.

With its own entrance, Unit 7 is the largest of the units in Thatcham Park, a modern development built in 2022. Unit 7 has 3 level loading access doors with a securely fenced and gated yard. Front car parking area with EV charging points. The warehouse offers 10.5m eaves height with clear span warehouse space and LED lighting.

The property benefits from high quality first floor office space with LED lighting, AC, kitchen, WC's and break out space.

	Sq Ft	Sq M
Warehouse	27,138	2,521
Office	3,019	280
Total	30,157	2,801



3 Level loading doors



10.5m Eaves height



50kn/m2 floor loading



3-phase power supply



Photovoltaic panels



High quality 1st floor offices



32m yard depths



EV charging points



31 Car parking spaces



BREEAM Excellent



Secure fence & automated gate



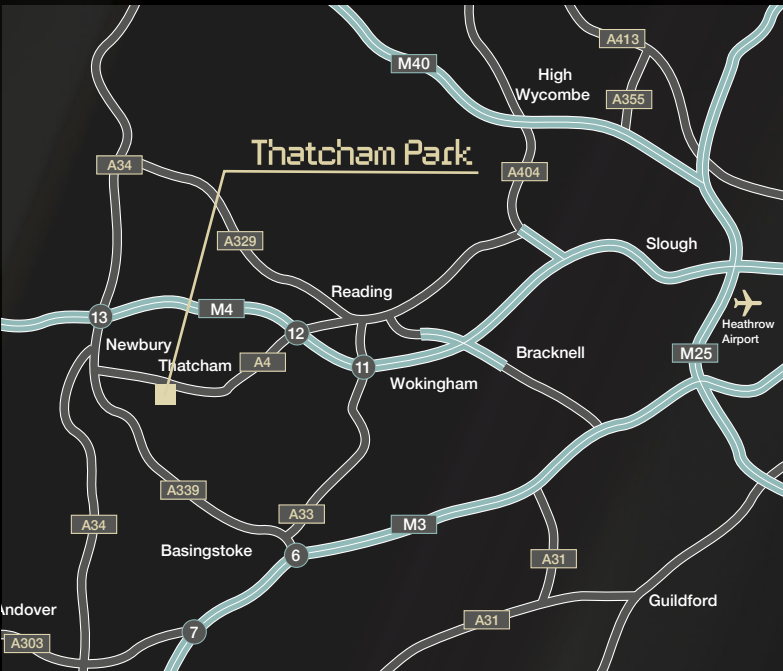
Air conditioned office space



LED daylight saving sensor warehouse lighting



Perfectly situated to optimise logistics operations.



Accessed via Gables Way, the development sits between the M4 (Junctions 12 and 13) and M3 (Junction 6) motorways, providing vital connection to the wider motorway network and therefore well located for logistics distribution.

ROAD

M4 J12	13 mins
M3 J6	28 mins
Reading	26 mins
Basingstoke	26 mins
Slough	47 mins
Southampton	60 mins
London	60 mins

AIR

Heathrow	52 mins
Gatwick	90 mins
London City	120 mins

DOCKS

Southampton	60 mins
Tilbury	110 mins



CONNECTIONS

- Immediate access to A4
13 minutes / 8 miles to J12 M4
15 minutes / 7.4 miles to A34
28 minutes / 14.7 miles to J6 M3
- 3 minutes to Thatcham station;
49 minutes to London Paddington
- 53 minutes / 40.3 miles to Heathrow airport via M4
- 1 Hour / 43.7 miles to the port of Southampton

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