



**PIPERS
COURT**

BERKSHIRE DRIVE, THATCHAM, RG19 4ER

TO LET

Modern Industrial/Warehouse Unit

Refurbished Unit

Unit 4 – 4,778 sq ft

BCCIM
SHARED CULTURE

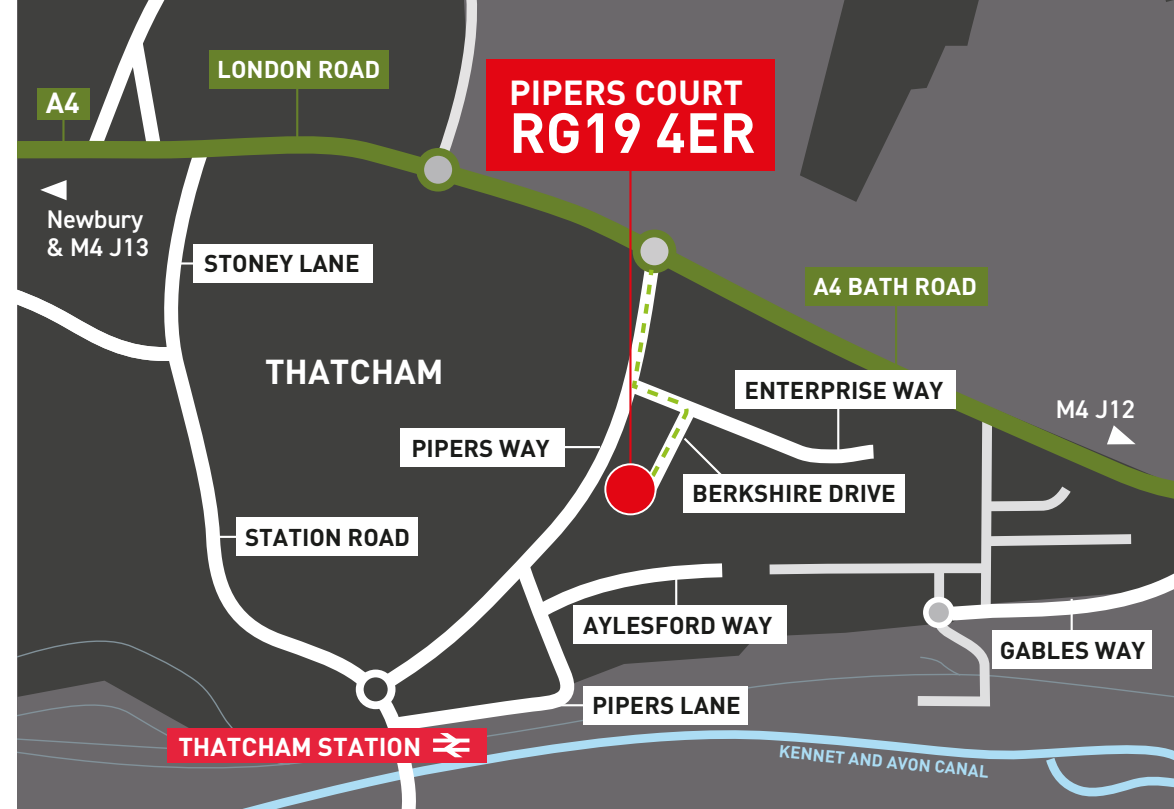


LOCATION

Thatcham is located in the heart of the M4 corridor, with quick and easy access to Junction 12 just 9 miles to the east and Junction 13 approximately 7 miles to the west.

Pipers Court is a modern development of industrial and warehouse units, in a popular location on the eastern side of Thatcham town centre, with direct access to the A4 - which connects with Newbury, just 3 miles to the west.

Thatcham railway station is just 10 minutes' walk from the estate and this is on the main line to Reading and Paddington.



DESCRIPTION

Pipers Court is a development of 9 modern units constructed around a large yard for loading /deliveries to the rear of each property and generous parking to the front.

Each property is of steel portal frame construction, with brick elevations to the front and profile steel cladding on the rear elevations.



SPECIFICATION

- Electric loading door (4.8mH x 4.8mW)
- 5.4m clear height
- Three phase power
- LED lighting
- Translucent roof panels
- Painted concrete floor
- Excellent parking (14 spaces)
- Open plan first floor office

AVAILABILITY

Unit 4

Warehouse	2,608 sq ft
Under Croft Storage	1,088sq ft
First Floor Offices	1,082 sq ft
Total	4,778 sq ft



TERMS

The property is available to let on a new full repairing and insuring lease, for a term to be agreed.

RENT

Rent upon application.

RATES

Unit 4 - Rateable Value is £36,750

SERVICE CHARGE

A service charge is levied in respect of maintenance of common areas. Further information is available upon request

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

Rent and service charge will be subject to VAT.

EPC

To be reassessed post refurbishment.



VIEWING

Strictly by prior appointment with the joint agents;



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Designed by:
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