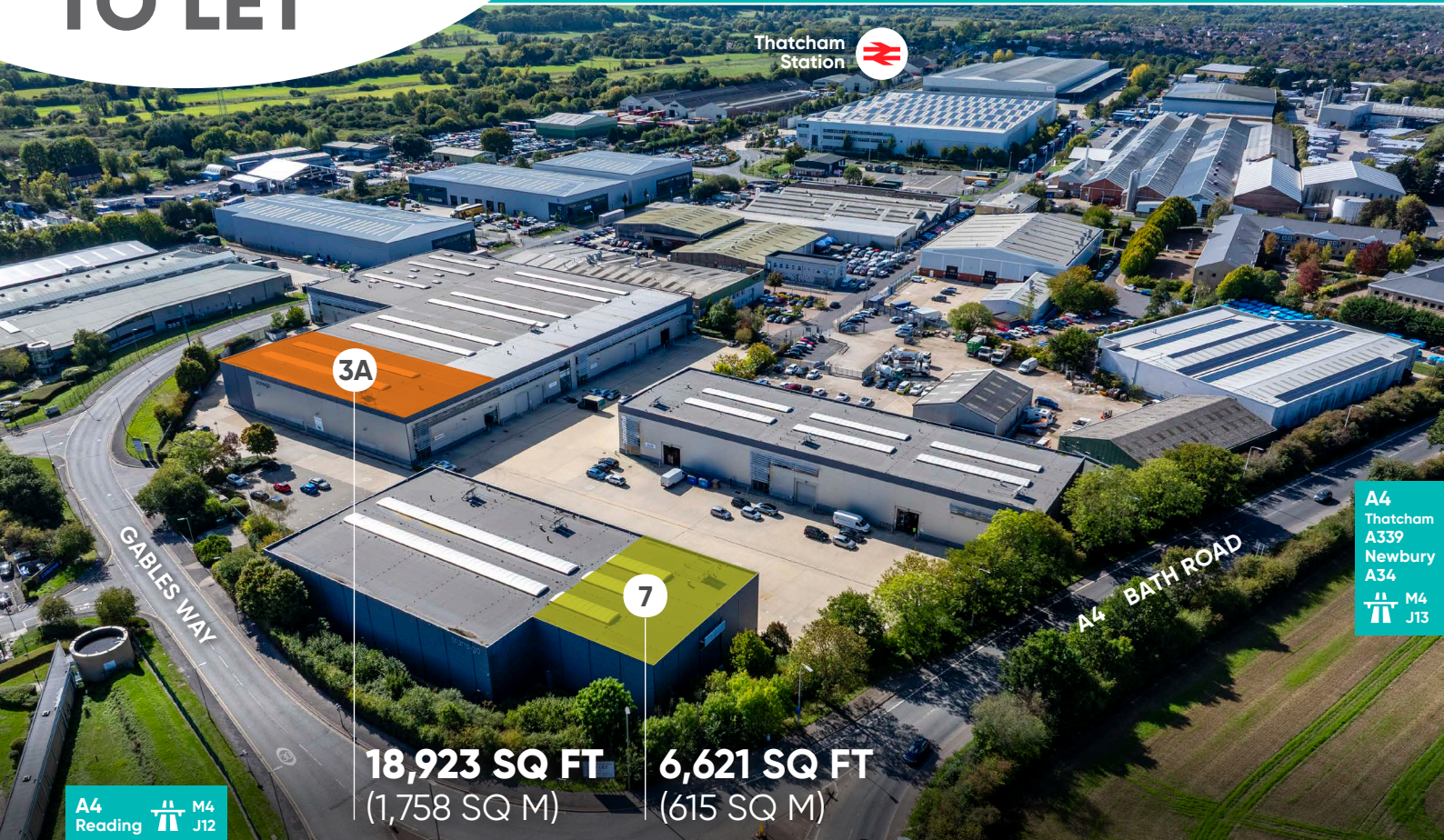


MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

transigo

Gables Way • Thatcham RG19 4JZ



3A

7

18,923 SQ FT
(1,758 SQ M)

6,621 SQ FT
(615 SQ M)

A4
Thatcham
A339
Newbury
A34
M4
J13

A4
Reading
M4
J12



NEWLY
REFURBISHED
UNITS



ELECTRIC
LOADING DOOR
4.5M (H) X 4.09M (W)



8.5M CLEAR
INTERNAL
HEIGHT



50 KN/M SQ
max. FLOOR
LOADING



THREE
PHASE
POWER



EXCELLENT
NATURAL
LIGHT



CLOSE TO
J12 AND J13
OF THE M4



WALKING DISTANCE
OF THATCHAM
TRAIN STATION

18,923 SQ FT
(1,758 SQ M)

Indicative internal photos of similar un-refurbished unit



UNIT **3A**

/// what3words /// flask.barrel.squeezed

UNIT 3A is a modern, high specification end of terrace industrial/warehouse unit.

ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

	sq ft	sq m
Ground Floor	16,232	1,508
First Floor	2,691	250
TOTAL	18,923	1,758

EPC RATING

Targeting minimum EPC: B.

SPECIFICATION

INDUSTRIAL/WAREHOUSE

- Electric loading door (4.5m (h) x 4.09m (w))
- 8.5m clear internal height
- 10m eaves
- 50 kN/m sq max. floor loading
- Three phase power
- Excellent natural light
- Part solar powered heating
- Rainwater harvesting

OFFICES

- 1st floor open-plan accommodation
- Raised floors
- LED lighting
- Male and female WCs



transigo

6,621 SQ FT
(615.1 SQ M)



transigo

UNIT 7



/// what3words /// amicably.influence.warrior

UNIT 7 is a modern, high specification end of terrace industrial/warehouse unit.

ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

	sq ft	sq m
Ground Floor	5,380	499.8
First Floor	1,241	115.3
TOTAL	6,621	615.1

EPC RATING

A: 23.

SPECIFICATION

INDUSTRIAL/WAREHOUSE

- Electric loading door (4.5m (h) x 4.09m (w))
- 8.5m clear internal height
- 50 kN/m sq max. floor loading
- Three phase power
- Excellent natural light
- Part solar powered heating
- Rainwater harvesting

OFFICES

- 1st floor open-plan accommodation
- Raised floors
- LED lighting
- Male & female WCs



LOCATION

Transigo is located on the established Thatcham Industrial Estate with prominence to the A4 Bath Road. Access is via Gables Way, close to its junction with the A4. The M4 (junctions 12 & 13) and A34 main north/south trunk road are 14 mins and 16 mins drive, respectively. Thatcham railway station is within walking distance.

SAT NAV: **RG19 4JZ**

TERMS

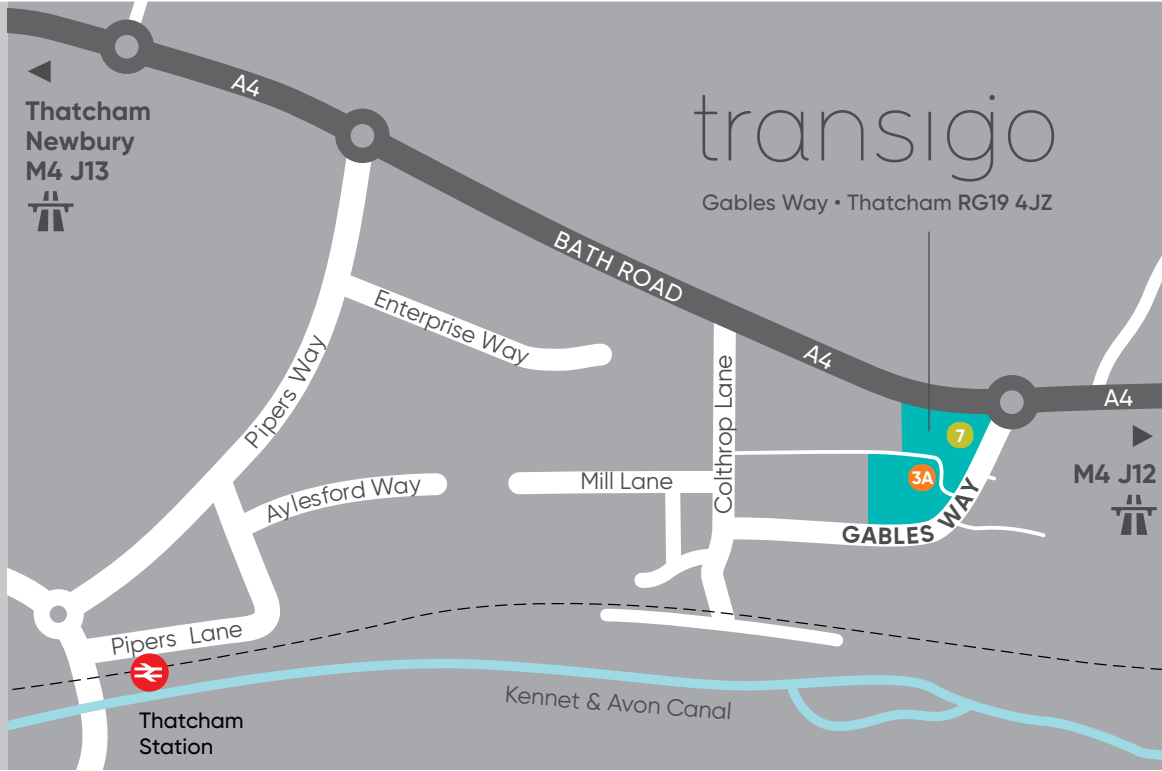
A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act.

LEGAL COSTS / VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

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



VIEWING & FURTHER INFORMATION

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

HASLAM'S
CHARTERED SURVEYORS

0118 921 1515
WWW.HASLAM'S.CO.UK

ALEC WHITE
0118 921 1514
alecwhite@haslams.co.uk

ED PONTING
0118 921 1507
edponting@haslams.co.uk

COGENT
REAL ESTATE

0208 243 4779
COGENTRE.CO.UK

WILL NORMAN
07796 774 436
wn@cogentre.co.uk

MARCO BAIO
07752 473 964
mb@cogentre.co.uk

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2026.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136.