

# TO LET



## UNIT 4 THE MARKHAM CENTRE

Station Road Theale Berkshire RG7 4PE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	<b>3,044 SQ FT + 1,439 SQ FT MEZZANINE</b> (282.8 SQ M + 134 SQ M)

### KEY POINTS

- > Adjacent to Theale Railway Station
- > 0.5 miles to Junction 12 of the M4
- > Mezzanine floor
- > 6 allocated 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

The premises comprise a modern mid-terrace light industrial / warehouse unit of traditional steel portal frame construction under a pitched insulated roof incorporating translucent roof panels, the external elevations comprising part brick, part profile steel cladding. The integral two-storey open plan office is accessed via a separate front pedestrian entrance.

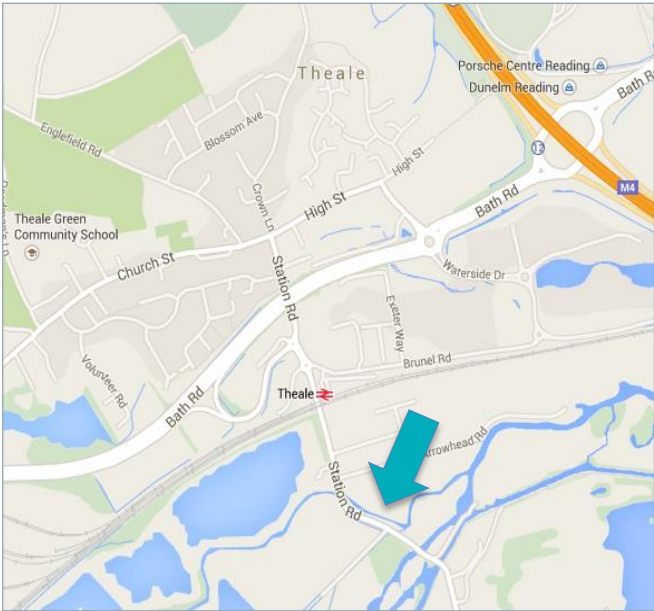
## Specification

- Electric roller shutter door (4.0mW x 4.2mH)
- 3-phase power
- Gas fired blower heater
- Florescent lighting
- Tea point
- Good natural light
- Double glazing and blinds in offices
- Fire and intruder alarms
- 6 car parking spaces

## Accommodation

We understand the Gross Internal Areas (GIA) are:

Floor	sq ft	sq m
Warehouse	2,296	213.3
First Floor Offices	748	69.5
Total	3,044	282.8
Mezzanine	1,439	133.68



## Energy Performance Asset Rating

TBC

## Business Rates

TBC

## 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 undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

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



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