

Prime Redevelopment
Site Fronting The
A4 Bath Road



Colthrop
Lane | Thatcham
RG19 4LW

Unique opportunity to acquire a **4.189 ACRE SITE**
in an established industrial location in Thatcham

Prime redevelopment **B2 | B8** opportunity

/// what3words ///oven.cornfield.jiggle

Lambert
Smith
Hampton

Executive Summary

- A rare opportunity to acquire a strategic redevelopment site in the established Thatcham Industrial Estate, fronting the A4 (Bath Road).
- The site extends to **4.189 acres / 1.695 hectares**.
- Detailed planning consent granted for **two detached buildings** (GEA: 29,699 sq ft and 40,453 sq ft) both with **unrestricted B8 / B2 Use Class**.
- Situated in a **prime location** near the A339 and just minutes from the M4 (Junction 13), the site provides **outstanding connectivity** to Greater London, the South East, and South West Midlands.
- Proximity to key rail links, including Newbury and Thatcham stations.
- Thatcham is 3 miles east of Newbury which has a **population of 23.8 million** within a **2.25 hour drive time**.
- Over the five years to Q1 2025 the **25,000 to 50,000 sq ft** size band saw the largest share of **take up at 26%**.
- The **freehold** site is comprised of two 1980's office buildings.
- The site is to be offered with **vacant possession**.



Image above and on page 1 are computer generated

Proposal

We are instructed to seek unconditional offers for the freehold interest.

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Location & Situation

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Colthrop Lane is located within the established Thatcham Industrial Estate, occupying a prime position fronting the A4 (Bath Road). The site lies just minutes from Newbury, in West Berkshire, which is centrally positioned along the M4 corridor, approximately 55 miles west of Central London and 30 miles south of Oxford.

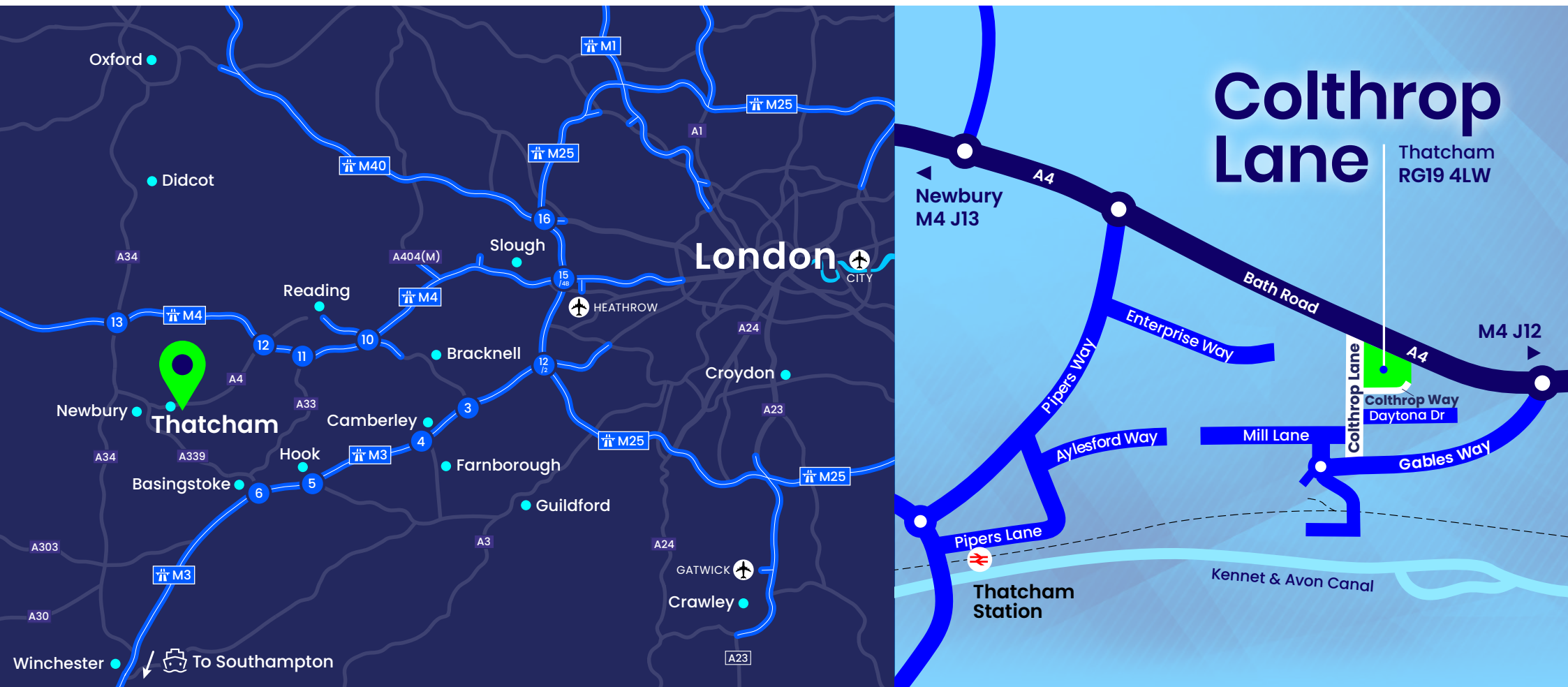
The area benefits from excellent road connectivity, being close to Junction 13 of the M4 and near the

intersection of the A34/A339 which is a key route linking Southampton and the South Coast to Oxford, Birmingham, and the Midlands.

This strategic location provides seamless access to major markets such as Greater London and the Home Counties, making it ideal for logistics and distribution operations. Rail connections are equally strong, with Newbury and Thatcham stations offering fast and frequent services. Newbury Station provides

journey times of approximately 25 minutes to Reading and 52 minutes to London Paddington, enhancing accessibility for the commuting workforce.

Additionally, Southampton Port, a major UK shipping hub, is within convenient reach, supporting global trade activities.



Local & Regional Connections

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City Locations

Destination	Distance (miles)	Estimated Drive Time
London (Marble Arch)	55	1 hr 15 m
Reading	12	25 mins
Oxford	30	45 mins
Southampton	43	55 mins
Bristol	69	1 h 20 m

Nearby Roads

Road	Distance (miles)	Estimated Drive Time
A4 (Bath Road)	0.1	1 min
A339	4	9 mins
A34	6	16 mins
M4	8	14 mins
M25	36	44 mins

Nearby Stations

Station	Distance (miles)	Estimated Drive Time
Thatcham	2	5 mins
Newbury	7	15 mins
Midgham	3	6 mins
Theale	9	15 mins

Train Travel to Thatcham Station

Station	Travel Time
London (Marble Arch)	1 h 10 m
Reading	14 mins
Oxford	49 mins
Heathrow	1 h 15 m

Source: Google Maps



Planning Consent

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Planning consent has been granted under two separate applications by West Berkshire Council for the demolition of the two existing office buildings and for the redevelopment to provide **two standalone warehouse buildings** (Unit 100 & Unit 200), extending to **70,152 sq ft GEA** for use within **Class B2/B8** along with ancillary office space, access and car parking, landscaping and associated works.

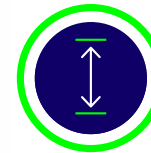


Proposed Layout



Unit 100

	sq ft	sq m
Warehouse	35,325	3,282
Office (incl GF core)	7,158	365
Total GEA	40,483	3,758



10M
Eaves Height



**2 Level Access &
2 Dock Loading Doors**



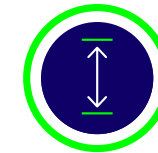
**30 Car
Parking Spaces**



**6 EV
Charging Points**

Unit 200

	sq ft	sq m
Warehouse	25,435	2,363
Office (incl GF core)	3,121	290
Total GEA	29,699	2,759



10M
Eaves Height



**4 Level Access
Loading Doors**



**23 Car
Parking Spaces**



**5 EV
Charging Points**

Sitewide

Units 100 and 200 Combined	sq ft	sq m
Total Combined GEA	70,152	6,517



**Secure
Fenced Yards**



**Ground Floor
Offices**



**LED
Lighting**



**BREEAM
Excellent**



**Planning
Granted for
PV Roof Panels**

Occupational Market Commentary

Occupier demand for modern industrial and logistics units remains strong across Thames Valley and wider Home Counties market with demand exceeding supply in most locations. The occupational market continues to be driven by the changes brought about by the accelerated structural transition to online retail sales, UK population growth and increased online fulfilment infrastructure into the wider retail market.

Rental growth within the Home Counties continues to grow, driven by demand from occupiers forced to look at locations further from London to accommodate more affordable rents. This change has been presaged by the erosion of industrial land in the capital and peripheries. The vast majority of the UK remains undersupplied with buildings not fit for modern occupiers' requirements.

Newbury and Thatcham are no exception to this and with supply dwindling down the M4 corridor the positive impact on rental growth is likely to continue, as has already been seen in locations such as Reading and Bracknell.

Prime Quoting Rents



Average Rental Growth

	2022	2023	2024	2025	2026	2027	2028
UK	10.5	6.7	5.7	4.0	2.9	2.7	2.8
London	12.2	6.4	5.1	4.4	3.7	3.5	3.5
South East	9.0	6.7	6.4	4.6	3.3	3.0	3.1
ERV (psf)	-	-	-	£17.00	£17.56	£18.09	£18.65

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Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, full disclosure of the proposed purchaser entity and confirmation of the funding source will be required at the time Heads of Terms are agreed.

Planning

Planning consent has been granted under two separate applications for B2 and B8 use for the two existing office buildings: 24/01501/FULMAJ and 24/01510/NONMAT.

VAT

VAT will be payable on the sale price.

Data Room

Access to the marketing data room will be restricted to approved parties and provided only upon request.

EPCs

EPCs for existing office space: C63 and C68.



Computer generated image

Contact

For further information or to arrange an inspection please contact:

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