

REFURBISHMENT PLANNED

**COGENT**  
REAL ESTATE

## TRADE COUNTER / INDUSTRIAL WAREHOUSE UNIT TO LET

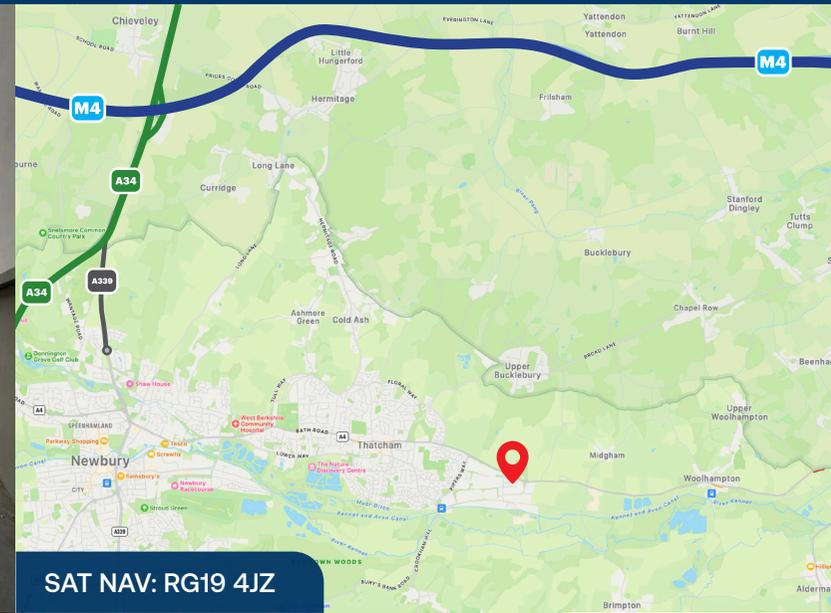


UNIT 7 TRANSIGO, THATCHAM, RG19 4JZ  
6,694 SQ. FT / 621.9 SQ. M

TO LET

[COGENTRE.CO.UK](http://COGENTRE.CO.UK)

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## LOCATION

Transigo is located within the well-established Thatcham Industrial Estate with prominence onto the A4 main arterial road. Access is via Gables Way, close to its junction with the A4. The M4 (Junction 12 and 13) and A34 main north/south trunk road are 14 mins and 16 mins drive, respectively. Proximity to key rail connections, including Newbury and Thatcham railway stations, enhances accessibility for a commuting workforce.

## DESCRIPTION

The property is an end of terrace unit that is to be refurbished. The modern designed unit is highly specified with 8.5m clear internal height, single electric loading door, first floor office space and generous yard/ car parking.

## TERMS

A new Full Repairing and Insuring lease is available on terms to be agreed

## ACCOMMODATION

The property provides the following approximate areas:

UNIT 7	SQ FT	SQ M
<b>TOTAL (approx)</b>	<b>6,694</b>	<b>621.9</b>

## AMENITIES

### WAREHOUSE:

- 8.5m clear internal height
- Electric loading door 4.5m (h) x 4.09m (w)
- 50 Kn/m<sup>2</sup> floor loading
- Excellent natural light
- 3 phase power

### OFFICE:

- 1st floor open plan office space
- Raised floors
- LED lighting
- WC's

## VAT

The property is elected for VAT

## BUSINESS RATES

Rateable Value = £61,000 (2023)

## LEGAL COSTS

Each party to be responsible for their own legal costs

## EPC

TBC subject to refurbishment

## FOR FURTHER DETAILS PLEASE CONTACT:



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