

E (Commercial / Business / Service), Office

TO LET



CURCHOD&CO



Unit 7 Rivermead Business Park

Station Road, Thatcham, RG19 4EP

High Quality Ground Floor Office Accommodation

1,486 sq ft

(138.05 sq m)

- 24 Hour Access
- Prominent Office Location within Walking Distance to the Railway Station
- Generous Car Parking
- Good Access from M4 Motorway

Summary

Available Size	1,486 sq ft
Rent	£13,500 per annum
Rates Payable	£8,483 per annum To be confirmed
Rateable Value	£17,000
Service Charge	To be confirmed
EPC Rating	C (62)

Description

The ground floor of Unit 7, Rivermead Business Park offers practical office / studio accommodation, suitable for 'Class E' uses. The property is to undergo a full refurbishment to include internal redecoration, new carpet tile floor coverings and new LED lighting. The property comprises an open plan office / studio with WC facilities and a kitchenette, as well as generous parking in front of the property.

Location

Rivermead Business Park offers quality, modern business space suitable for industrial, warehousing and office uses, with 24-hour access and generous shared parking. It is situated at Station Road / Pipers Way, Thatcham, roughly 3 miles east of Newbury and 15 miles west of Reading. Road access is strong via the A4 (Bath Road) and has links via the A34 / A339 towards the M4 and M3. There are direct rail links to London taking approximately 1hr, and Heathrow Airport is approximately 40 miles away from the park.

Current occupiers on the estate include LAT Warer Ltd, Ensys Ltd and Support Revolution Ltd.

Viewings

Viewings to be arrange via the joint sole agents.

Terms

A new internal repairing and insuring lease (IRI) (with a fixed 3% annual uplift maintenance charge) is to be agreed via the sole joint agents.

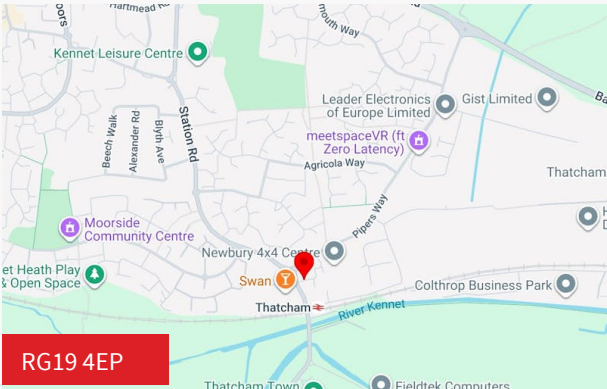
Legal / VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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 part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 06/01/2026

