

**BUDGET OFFICES / INDUSTRIAL**  
**£1.00 PER SQ.FT.**  
**3,463 SQ FT (321.76 SQ M)**



**14 COLTHROP BUSINESS PARK**  
**COLTHROP LANE**  
**THATCHAM**  
**RG19 4NB**

**LOCATION**

Colthrop Business Park is located at the southern end of Colthrop Lane, just off the A4 approximately 1 mile to the east of Thatcham town centre. It is well placed to provide a quick and easy access to either junction 12 of the M4 approximately 7 miles to the east or junction 13 of the M4 at Newbury approximately 7 miles to the west.



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## DESCRIPTION

Unit 14 provides ground and first floor office accommodation which is a mix of large open plan areas and smaller private offices. Much of this has been created using demountable partitioning so the arrangement can be varied to suit the occupiers requirements. Amenities provided with the offices include;

- Suspended ceiling to most areas but some plaster ceiling in places
- Mainly recessed Category 2 fluorescent lighting but some surface mounted fluorescent lighting in places
- Perimeter trunking
- Double glazing
- Gas central heating
- First floor tea point
- Ground floor male and female WC's
- Air-conditioned comms room
- Fire alarm

## CAR PARKING

The designated car parking area provides space for approximately 15 vehicles.

## ACCOMMODATION

Ground floor:	2,325 sq ft / 216.04 sq m
First floor:	<u>1,138 sq ft / 105.72 sq m</u>
Total:	3,463 sq ft / 321.76 sq m

This area has been calculated on a net basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

Available leasehold.

## RENT

£1 per sq.ft. + VAT.

## RATES

The VOA Government website: Rateable Value: £24,000  
Rates Payable: £11,784 (2019/2020)

## EPC

Energy Performance Certificate TBA.

**VIEWING** Through Parkinson Holt - Derek Gilbert -DD: 01189 023931 - mob. 07836 724206  
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