

TO LET
ECONOMICAL WAREHOUSE / INDUSTRIAL UNIT
36,167 SQ FT (Gross internal approx.)
ONLY £2.75 PER SQ FT



UNIT 18 COLTHROP BUSINESS PARK
COLTHROP LANE, THATCHAM
READING RG19 4NB

LOCATION

Colthrop Business Park is located off the A4 between Junctions 12 & 13 of the M4 and Approximately 7 miles west of Reading and 5 miles east of Newbury.

DESCRIPTION

A warehouse / industrial unit with an excellent eaves height, offering economic and secure storage.

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FLOOR AREAS UNIT 1^(GIA)

	SQ FT	SQM
Warehouse / Industrial	33,745	3,135
Office block and WC's	2,422	225
TOTAL	36,167	3,360

FEATURES

- Minimum eaves 6.5m rising to 13.5m at center of pitch
- LED motion sensor lighting
- Electrically operated loading door.
- 3 Phase power
- Canteen and kitchen
- Male and female WC's

External

- Approx. 25 car parking spaces plus loading and unloading area

TERMS

The property is available leasehold at £2.75 per sq. ft. Further details on application.

RATES

As per the VOA Website: Rateable Value: £65,500. Rates Payable: for the year commencing April 2020 of £33,798

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VAT

All prices quoted are exclusive of VAT in this matter.

EPC

Energy Performance Certificate Rating – awaited.

VIEWING & FURTHER INFORMATION

Strictly through joint agents:

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