

# COMMERCE PARK THEALE

BRUNEL WAY, THEALE, BERKSHIRE RG7 4AB

High quality refurbished  
self contained offices to let

2,145 to 7,673 sq ft

Situated on an established  
modern business park



## DESCRIPTION

Commerce Park comprises ten business units over two adjacent terraces.

The units are constructed of concrete frames with a combination of brickwork and double glazing to the front elevations.

Internally the units provide open plan flexible office accommodation over two floors. Units 1,2 & 7 have been fully refurbished to an excellent standard and are available to let.

## SPECIFICATION

- Air conditioning
- LED lighting
- Perimeter trunking
- Suspended ceilings
- Gas fired central heating
- Kitchen areas
- Double width doors to ground floor
- Generous parking ratio

## EPC RATING

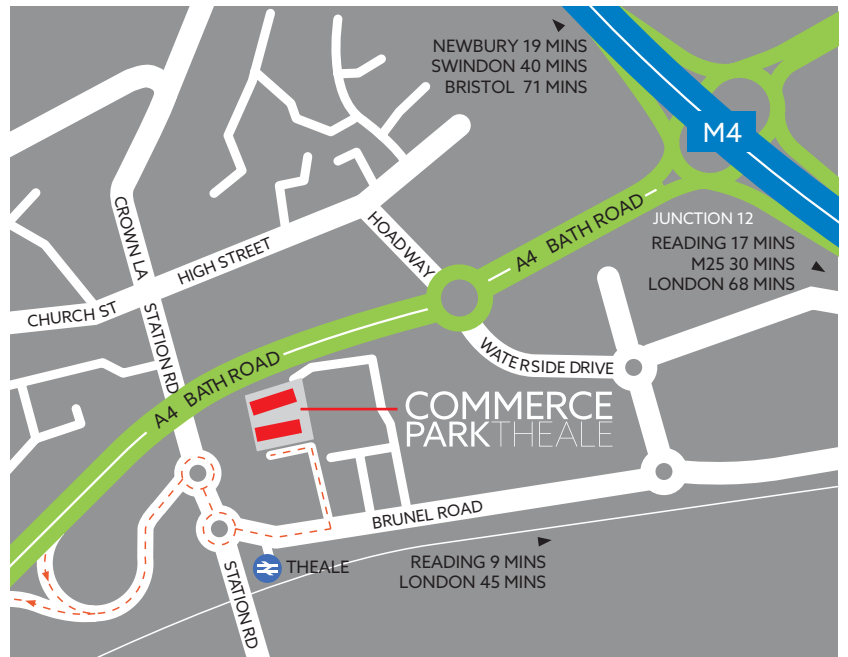
Unit 1 C-72 Unit 2 D-80 Unit7 C-74

## TERMS

The premises are available to rent on new leases on terms to be agreed. Rent upon application.



| UNIT         | sq ft NIA | sq m NIA | Car spaces |
|--------------|-----------|----------|------------|
| 1            | 3,150     | 292.6    | 12         |
| 2            | 4,523     | 420.1    | 18         |
| Can combine: | 7,673     | 712.7    | 30         |
| 7            | 2,145     | 199.2    | 10         |



## LOCATION

The estate is situated immediately opposite Theale railway station and approximately ½ mile from Junction 12 of the M4 motorway. This provides easy access to airports and the main national motorway network.

Theale town centre is within walking distance, and provides all local amenities.

## VIEWING AND FURTHER INFORMATION:



MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. February 2020

### Roger Reid

e: rogerreid@haslams.co.uk  
dl: 0118 921 1549  
m: 07879 600062

### Shaun Walters

e: swalters@parkinsonholt.com  
dl: 01189 023933  
m: 07764 230561