

TO LET OFFICE/BUSINESS UNIT

**956 - 2,604 SQ. FT.
(88-241 sq.m.)**



UNIT 1, COMMERCE PARK BRUNEL WAY, THEALE BERKSHIRE RG7 4AB

DESCRIPTION

Commerce Park comprises ten business units in two adjacent terraces.

The units are constructed of concrete frames with a combination of brickwork and profiled sheet metal cladding to the front elevations and double access doors.

Unit 1 is available as a whole or on a floor by floor basis.



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LOCATION

The estate is situated immediately opposite Theale Railway Station and approximately half a 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 providing access to all local amenities.

ACCOMMODATION

The floor areas measured according to International property Measurement Standard (IPMS) are as follows:

	SQ FT.	SQ.M.
Ground floor	956	88.8
First floor	1,648	153.1
Total:	2,604	241.9

KEY POINTS:

- Newly refurbished
- Modern business park
- Excellent parking provision
- Close to Theale High Street and mainline railway station.

SPECIFICATION

The unit benefits from the following amenities:

- Category II lighting
- Perimeter trunking
- Suspended ceilings
- Gas fired central heating
- Kitchen areas
- Double width doors to ground floor
- Generous parking ration of 1:325 sq.ft.

EPC

EPC Ratings : D:84

TERMS

The unit is available to rent on a new lease on terms to be agreed.

BUSINESS RATES

Rateable value : £27,500

VIEWING

Strictly by appointment through the joint sole agents - Shaun Walters: 01189 023933 - email: swalters@parkinsonholt.com. Or Roger Reid at Haslams on 0118 9211549.